

BEG NW COR OF LOT 22 BRANDEN EST
ALONG LOT LINE 147.63 FT, N 19.1
200.72 FT, S 63 DG W 46.15 FT TO

LUCK MICHAEL/LUCK MARILYN
2203 NW TURNER AVE
LAKE CITY, FL 32055

2026

22-3S-16-02244-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2023
TOTALS	2,280		2,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2023						
Heated Area: 2280						HX Base Yr 2023					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,477	
TOTAL MARKET OB/XF VALUE		33,400	
TOTAL LAND VALUE - MARKET		7,500	
TOTAL MARKET VALUE		279,377	
SOH/AGL Deduction		105,475	
ASSESSED VALUE		173,902	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		72,491	
TOTAL JUST VALUE		279,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043555	Mobile Home		01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2588	6/13/2022	WD	Q	I	01	222,200
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: LUCK MICHAEL						
1365/1077	7/20/2018	WD	U	V	11	100
GRANTOR: VICKI L HARRELL AS TR						
GRANTEE: FREEDOM MOBILE HOME						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0081	DECKING WI	0	100	0	0		1.00	UT 800.00	100	2023
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2023
3	0262	PRCH,FOP	0	100	0	0		1.00	UT 1,500.00	100	2023
4	0070	CARPORT UF	0	100	0	0		1.00	UT 8,000.00	100	2023
5	0210	GARAGE U	0	100	0	0		1.00	UT 12,000.00	100	2023
6	0296	SHED METAL	0	100	0	0		1.00	UT 600.00	100	2023
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 3,500.00	100	2023

TOTAL OB/XF												33,400			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=18,18] E76 S30 W76 N30 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							