LOT 1 LOBLOLLY ADDITION S/D

986-1107, WD 1087-2764, WD 1517-

RIZVIC SADET/RIZVIC JESSICA E
608 SW SPARROW TER
LAKE CITY, FL 32024

2027

22-4S-16-03086-201

BUILDING CHARACTERISTICS

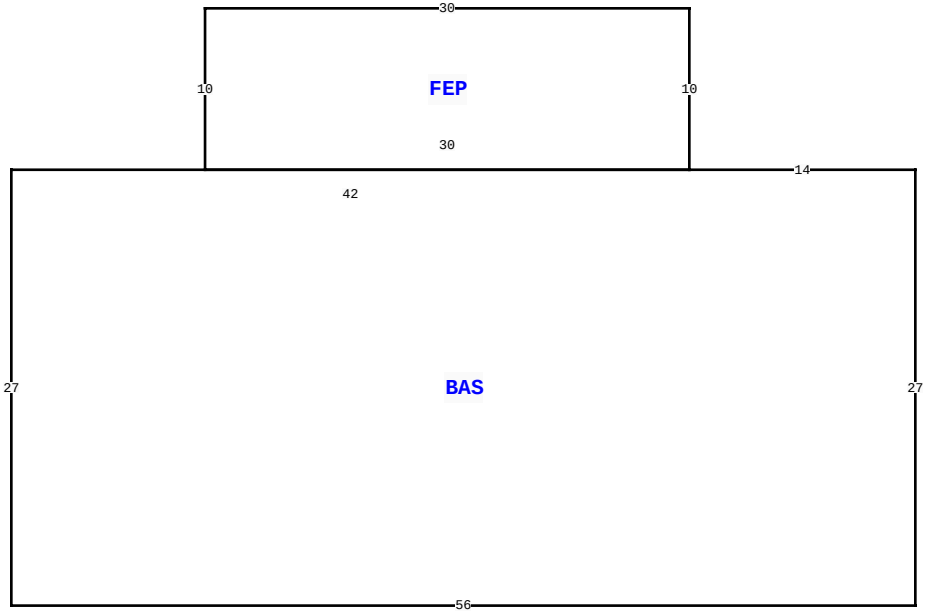
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	22416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	105,936
FEP	300	85		255	17,866
TOTALS	1,812			1,767	123,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,767	115.9000	107.79	190,465	2006	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



608 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	100	24	32	768.00	UT	3.00	3.00	100	2002	2002	3	100	2,304	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,802
TOTAL MARKET OB/XF VALUE		13,604
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		155,906
SOH/AGL Deduction		0
ASSESSED VALUE		155,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,495
TOTAL JUST VALUE		155,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8691	M H	125	08/05/1994
8589	M H	125	07/12/1994
8667	M H	125	07/01/1994
8521	M H	125	06/23/1994
8393	M H	125	05/17/1994
8126	PUMP/UTPOL	125	03/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1762	6/14/2024	WD	Q	I	01	199,000
GRANTOR: TERRY MARK A						
GRANTEE: RIZVIC SADET						
1087/2764	5/21/2006	WD	Q	V		30,000
GRANTOR: BETSY ROBERTS						
GRANTEE: MARK A & TRACEY L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N10 W30 S10 E30$ W42 S27 E56 N27$. P

LAND DESCRIPTION

TOTAL OB/XF 13,604

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS