LOT 20 LOBLOLLY ADDITION S/D.
ORB 824-1966, WD 1038-2184, WD 1

PIAZZA FRANK J/PIAZZA ALICE
695 SW LAMBOY CIRCLE
LAKE CITY, FL 32024

2027

22-4S-16-03086-220

BUILDING CHARACTERISTICS

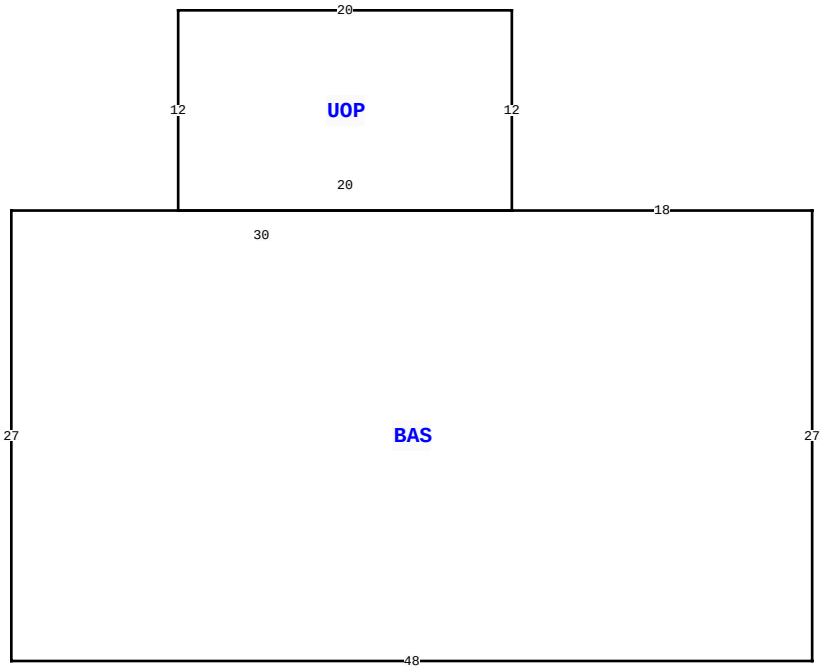
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	74,844
UOP	240	25		60	3,465
TOTALS	1,536			1,356	78,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,356	112.9000	105.00	142,380	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1296 HX Base Yr 2008



695 SW LAMBOY CIR, 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	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1996	1996	3	100	240	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,309
TOTAL MARKET OB/XF VALUE		8,140
TOTAL LAND VALUE - MARKET		22,200
TOTAL MARKET VALUE		108,649
SOH/AGL Deduction		58,087
ASSESSED VALUE		50,562
TOTAL EXEMPTION VALUE	HX HB	25,562
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,492

PRMT:1:1: HUGHES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11460	M H	125	07/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/0399	9/21/2007	WD	Q	I		90,000
GRANTOR: IRMA ROCHFORD						
GRANTEE: FRANK & ALICE PIAZZ						
1080/0561	4/07/2006	WD	Q	I		73,000
GRANTOR: CLARE TEIXEIRA & CHER						
GRANTEE: IRMA ROCHFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W20 S12 E20$ W30 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,140

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	1.20	18,500.00	22,200.00	22,200							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.40 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 11/17/2026 BY SYS