

LOT 23 LOBLOLLY ADDITION S/D.  
WD 1081-2282, WD 1139-1853, WD 1

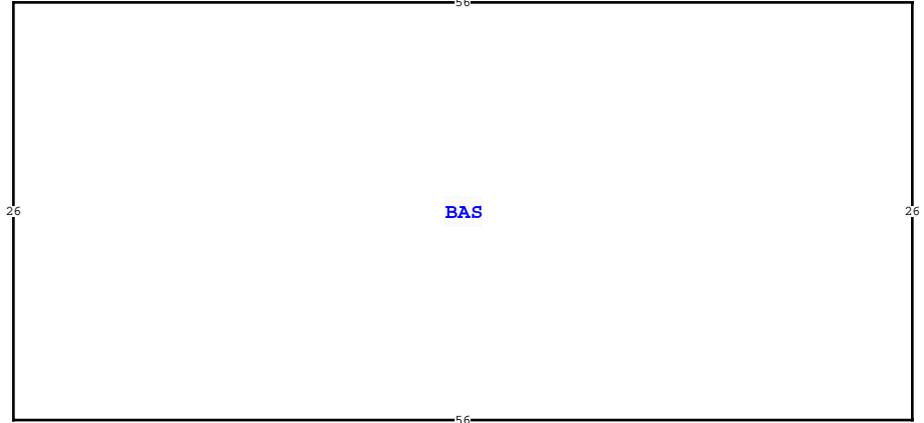
PETTET FOREST VENCINT JR/PETTET RUTH LOUISE  
817 SW LAMBOY CIR  
LAKE CITY, FL 32024

**2026**

22-4S-16-03086-223

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 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	04	04 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,456	125.6200	120.60	175,594	2009	2009	0	0	39.00	61.00
1 MANUF 1 100% - 2022			Heated Area: 1456			HX Base Yr 2022					



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	1,456	100		1,456	107,112
TOTALS	1,456			1,456	107,112

817 SW LAMBOY CIR, LAKE CITY

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

L N	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	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	100	2022	2021		100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			107,112	
TOTAL MARKET OB/XF VALUE			8,500	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			134,112	
SOH/AGL Deduction			44,637	
ASSESSED VALUE			89,475	
TOTAL EXEMPTION VALUE	HX HB SX		89,475	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			134,112	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			138,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043430	Roof Replacement	11,633	12/21/2021
27154	M H	375	07/10/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1400	11/10/2021	WD	Q	I	01	137,000
GRANTOR: MAURICE NANCY J						
GRANTEE: PETTET FOREST VENCI						
1204/2316	11/12/2010	QC	U	I	11	100
GRANTOR: TOM LOWELL KING						
GRANTEE: NANCY J MAURICE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S26 E56 N26\$.

LAND DESCRIPTION										TOTAL OB/XF										8,500				
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							