COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, CONT W 227.12 FT, S 476
R/W OF C R 252, SE ALONG R/W 285

LIVORIS DAVID ANTHONY AKA DAVID LIVORIS/LIVORIS MY
176 SE FOX HALL CT
LAKE CITY, FL 32025

2026

22-4S-17-08671-004

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

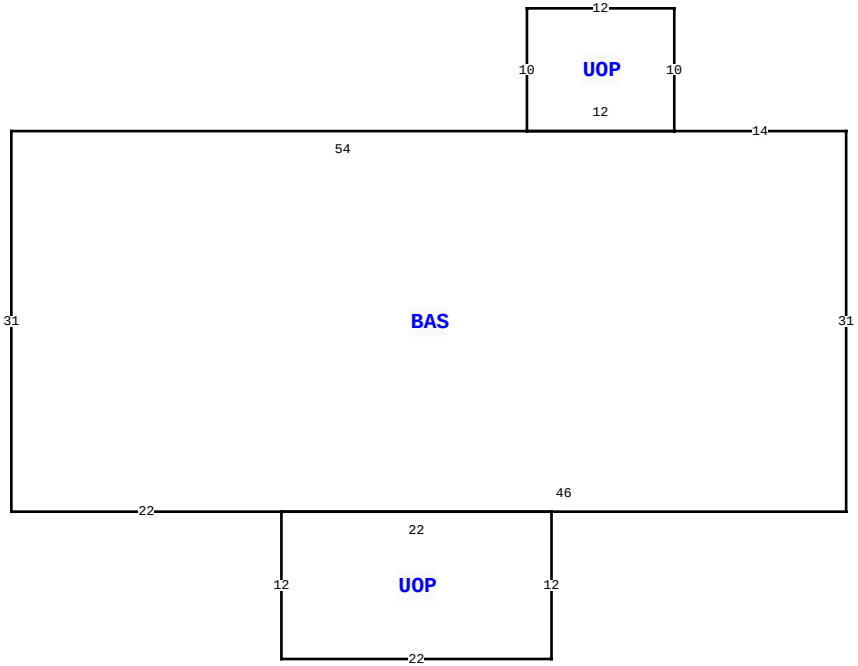
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	198,853
UOP	120	25		30	2,830
UOP	264	25		66	6,226
TOTALS	2,492			2,204	207,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,204	113.9000	115.04	253,548	2016	2016	0	0	0	18.00	82.00

3 MANUF 2 100% - 2023 Heated Area: 2108 HX Base Yr 2023



176 SE FOX HALL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,909
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		39,625
TOTAL MARKET VALUE		257,534
SOH/AGL Deduction		67,120
ASSESSED VALUE		190,414
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		134,003
TOTAL JUST VALUE		257,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,629

XFOB:2:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33549	M H	720	11/17/2015
6897	M H	60	02/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/720	5/02/2022	WD	Q	I	01	273,500
GRANTOR: CGK PROPERTIES, LLC						
GRANTEE: LIVORIS DAVID ANTHO						
1289/1430	2/18/2015	WD	U	V	11	100
GRANTOR: CHARLES G KEITH II						
GRANTEE: CGK PROPERTIES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N10 W12 S10 E12$ W54 S31 E22 UOP= S12 E22 N12 W22$ E46 N31$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		A-1	0.00	0.00	3.17	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,625							

REVIEW DATE 09/15/2022 BY CP Total Acres: 3.17 Total Land Value: 39,625 Market: 0 Agricultural: 0 Common: 39,625 PRINTED 05/08/2026 BY SYS