THE E 330.41 FT OF W 991.23 FT O
FT OF SE1/4. (AKA PRCL #3 ON HAR

ERVIN RALPH G JR/ERVIN LETRICIA A
292 SW DAISY RD
LAKE CITY, FL 32024-5027

2027

23-5S-15-00467-012

BUILDING CHARACTERISTICS

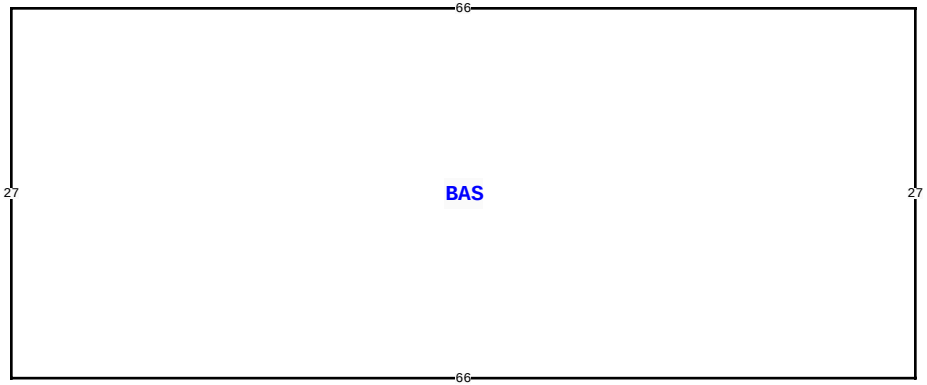
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	40,152
TOTALS	1,782			1,782	40,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	93.8790	56.33	100,380	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2015 Heated Area: 1782 HX Base Yr 2015



180 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,152
TOTAL MARKET OB/XF VALUE		31,062
TOTAL LAND VALUE - MARKET		142,200
TOTAL MARKET VALUE		213,414
SOH/AGL Deduction		38,072
ASSESSED VALUE		175,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,931
TOTAL JUST VALUE		213,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,414

SALE:1:1: 5.01 AC

XFOB:1:1: CHEV MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31166	RECONNECT	75	06/21/2013
10708	M H	125	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/2049	4/26/2013	WD	U	I	37	35,000
GRANTOR: RICHARD L FIPPS						
GRANTEE: RALPH G ERVIN JR &						
1253/2047	4/26/2013	WD	U	I	11	100
GRANTOR: KHACHIGAN						
GRANTEE: RICHARD L FIPPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

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	12	24	288.00	UT	9.00	9.00	75	2011	2011	3	75	1,944	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	20	40	800.00	UT	1.50	1.50	100	2013	2013	3	100	1,200	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	8	40	320.00	UT	1.50	1.50	100	2013	2013	3	100	480	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0252	LEAN-TO W/	0	100	8	40	320.00	UT	1.50	1.50	100	2013	2013	3	100	480	
10	0252	LEAN-TO W/	0	100	8	34	272.00	UT	1.50	1.50	100	2013	2013	3	100	408	

LAND DESCRIPTION

TOTAL OB/XF 22,912

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	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							
2	9900	C	AC NON-AG	100					11.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	101,700							

REVIEW DATE 03/09/2026 BY JB Total Acres: 15.80 Total Land Value: 142,200 Market: 0 Agricultural: 0 Common: 142,200 PRINTED 11/16/2026 BY SYS

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NEIGHBORHOOD/LOC	23515.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
12	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
13	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
14	0060	CARPORT F	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
15	0265	PRCH,UEP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
16	0040	BARN,POLE	0	100	50	40	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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

REVIEW DATE 03/09/2026 BY JB — Total Acres: 15.80 — Total Land Value: 142,200 — Market: 0 — Agricultural: 0 — Common: 142,200 — PRINTED 11/16/2026 BY SYS