COMM NE COR SW1/4 OF NE1/4,
RUN W 385 FT FOR POB, RUN S
276 FT, W 283.90 FT, N 276 FT,

DOWNING MITCHELL/DOWNING ELLEN
134 SW LILAC CT
LAKE CITY, FL 32055

2027

26-3S-15-00256-002

BUILDING CHARACTERISTICS

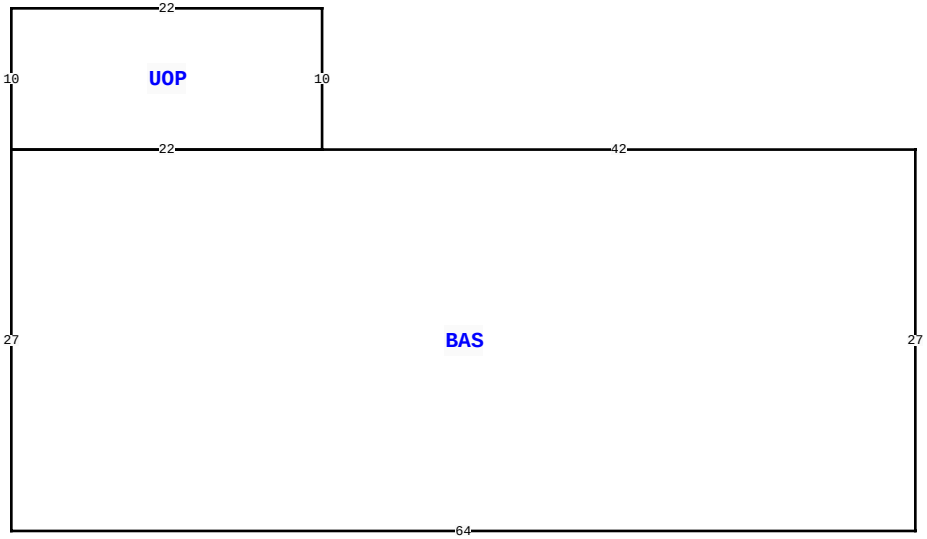
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,896
UOP	220	25		55	1,556
TOTALS	1,948			1,783	50,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,783	117.9000	70.74	126,129	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



146 SW LILAC CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	16	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
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	2016	2016	3	100	2,800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
8	0040	BARN,POLE	0	100	10	16	160.00	UT	2.50	2.50	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,452
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		38,800
TOTAL MARKET VALUE		105,652
SOH/AGL Deduction		45,321
ASSESSED VALUE		60,331
TOTAL EXEMPTION VALUE	HX HB	35,331
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1524	7/12/1990	WD	Q	V		1,000

GRANTOR: LOIS NEELEY

GRANTEE: MICHELL DOWNING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N10 W22 S10 E22$ W22 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,400

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	1.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	38,800							

REVIEW DATE 03/29/2023 BY KS Total Acres: 1.94 Total Land Value: 38,800 Market: 0 Agricultural: 0 Common: 38,800 PRINTED 11/17/2026 BY SYS