COMM SW COR OF SE1/4 OF NW1/4,
RUN N 665.53 FT FOR POB, CONT
N 684.71 FT, W 635.79 FT, S

LEE BONNIE J/LEE CURTIS J
409 SW LOREN CT
LAKE CITY, FL 32024

2027

26-4S-15-00401-029

BUILDING CHARACTERISTICS

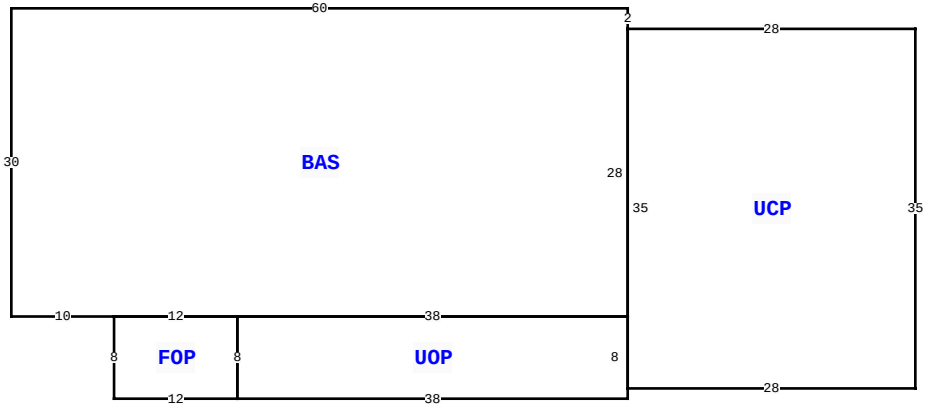
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	159,098
FOP	96	35		34	3,005
UCP	980	20		196	17,324
UOP	304	25		76	6,717
TOTALS	3,180			2,106	186,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,106	115.9000	107.79	227,006	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 100% - 2006 Heated Area: 1800 HX Base Yr 2006



409 SW LOREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	300	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	100	2005	2005	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	
5	0251	LEAN TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,145
TOTAL MARKET OB/XF VALUE	13,900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	265,045
SOH/AGL Deduction	133,476
ASSESSED VALUE	131,569
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	80,158
TOTAL JUST VALUE	265,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,048

BLDG:1:1: AMER MH

SALE:1:1: 10.01 AC WITH WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054808	Roof Replacement	9,600	01/13/2026
33891	M H	0	03/24/2016
12701	M H	125	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1244	6/27/2018	QC	U	I	11	100
GRANTOR: BONNIE J FORBES						
GRANTEE: BONNIE J LEE & J CU						
1040/2758	3/15/2005	WD	Q	I		97,000
GRANTOR: JEFFREY & SHIRLEY TAY						
GRANTEE: BONNIE J FORBES						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W28 BAS= N2 W60 S30 E10 FOP= S8 E12 N8 W12$ E12 UOP= S8 E38 N8 W38$ E38 N28$ S35 E28 N35$.

LAND DESCRIPTION

TOTAL OB/XF 13,900

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 10/14/2025 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS