COMM NE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT S 651.46 FT TO S L
OF SE1/4, RUN W 15.97 FT TO E R/

LEE TIFFANY MICHELE
187 NW SEAN CT
LAKE CITY, FL 32055

2027

27-2S-16-01768-011

BUILDING CHARACTERISTICS

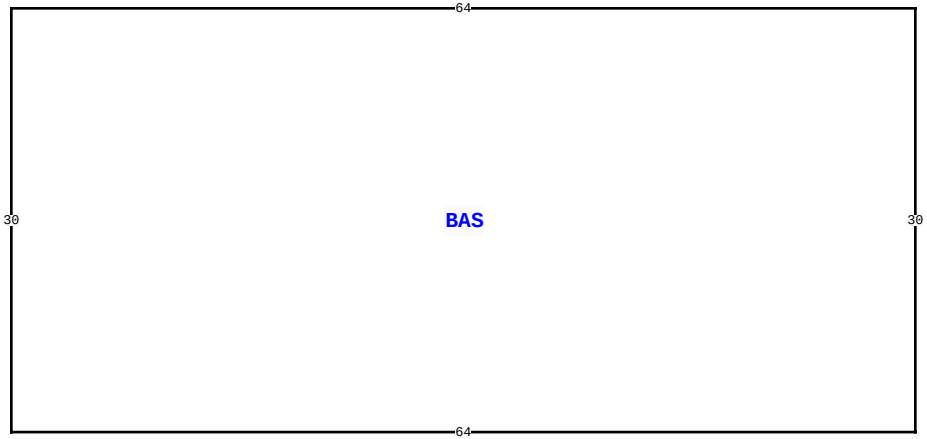
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	115,790
TOTALS	1,920			1,920	115,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,920	117.9000	109.65	210,528	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1920 HX Base Yr 2017



187 NW SEAN CT, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0060	CARPORT F	0	100	39	30	1,170.00	UT	5.00	5.00	100	2016	2016	3	100	5,850	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
7	0166	CONC,PAVMT	0	100	8	42	336.00	UT	2.00	2.00	100	2016	2016	3	100	672	
8	0031	BARN,MT AE	0	100	25	42	1,050.00	UT	11.00	11.00	50	2016	2016	3	50	5,775	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 22,997

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	3.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,400							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 3.24 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,790
TOTAL MARKET OB/XF VALUE		22,997
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		171,187
SOH/AGL Deduction		65,045
ASSESSED VALUE		106,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,731
TOTAL JUST VALUE		171,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043245	Roof Replacement	10,000	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1681	9/13/2021	LE	U	I	14	100
GRANTOR: LEE TIFFANY MICHELE						
GRANTEE: VARNDELL MICHAEL D						
1322/2766	9/30/2016	QC	U	V	30	100
GRANTOR: BILLIE JOE LEE (SINGL						
GRANTEE: TIFFANY MICHELE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 E64 N30$.