LOT 3 BLOCK B COUNTRY LANE ESTAT
858-8, WD 1429-798, WD 1465-2676

HATIN FAMILY TRUST DATED MARCH 1, 2013
197 NW ALYSSA GLEN
LAKE CITY, FL 32055

2027

27-2S-16-01770-143

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

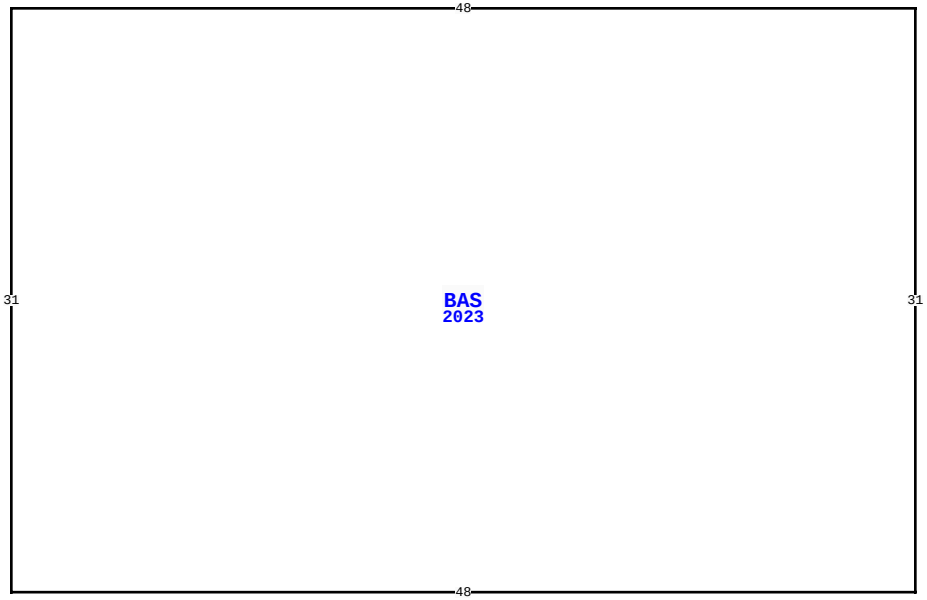
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 27216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2023	1,488	156,740
TOTALS	1,488			1,488	156,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,488	115.5000	110.88	164,989	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1488 HX Base Yr 2024



197 NW ALYSSA GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,200	
3	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,740
TOTAL MARKET OB/XF VALUE	21,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	227,940
SOH/AGL Deduction	138,651
ASSESSED VALUE	89,289
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	32,878
TOTAL JUST VALUE	227,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043742	Mobile Home		02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2676	4/26/2022	WD	U	V	11	100
GRANTOR: HATIN JAMES T						
GRANTEE: HATIN FAMILY TRUST						
1429/798	1/20/2021	WD	Q	V	01	46,000
GRANTOR: PACHECO HERNANDO H						
GRANTEE: HATIN JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,21] E48 S31 W48 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,200

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.34 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS