LOT 4 BLOCK B COUNTRY LANE ESTAT
742-1239, PB 1070-536, WD 1191-1

GROSS WILLIAM J/GROSS CAITLIN R
190 NW ALYSSA GLN
LAKE CITY, FL 32055

2026

27-2S-16-01770-144

BUILDING CHARACTERISTICS

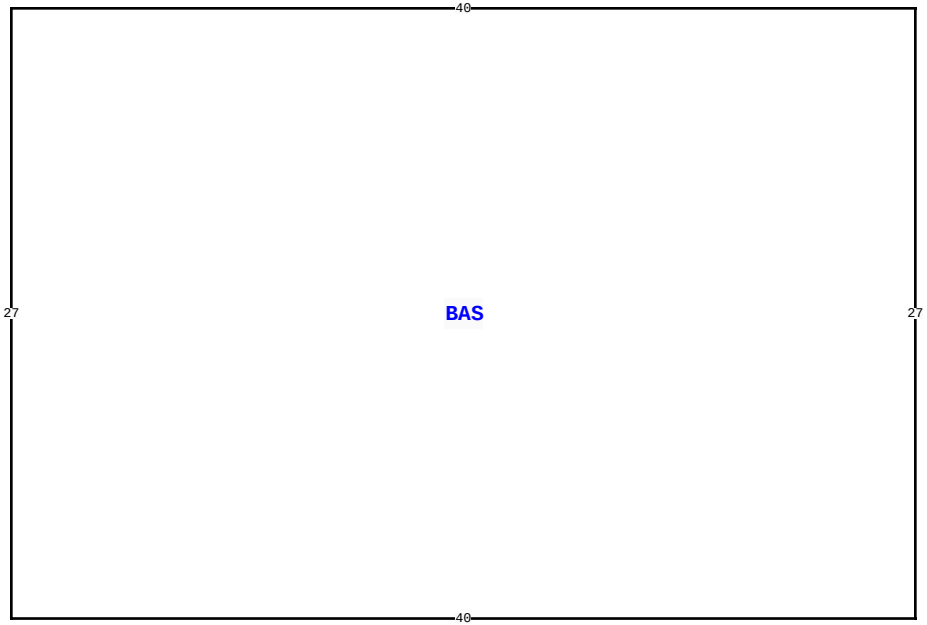
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	99,447
TOTALS	1,080			1,080	99,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	107.07	115,636	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1080 HX Base Yr 2019



190 NW ALYSSA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,447
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		131,447
SOH/AGL Deduction		61,772
ASSESSED VALUE		69,675
TOTAL EXEMPTION VALUE	HX HB	44,675
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,416

SALE:1:1: LOT 4, BLOCK B, COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37206	M H	410	09/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/2274	4/09/2018	WD	Q	V	03	7,000
GRANTOR: WEST PLAINS AREA HABI						
GRANTEE: WILLIAM J & CAITLIN						
1219/0711	8/02/2011	WD	U	V	30	100
GRANTOR: JOHN C BAILEY						
GRANTEE: WEST PLAINS AREA HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.14 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/23/2026 BY SYS