LOT 16 WINDSOR COURT S/D PHASE 1

WD 1063-1180, WD 1063-1181, WD 1

JOHNS VIOLA GAIL/TYRE KARMEN
197 NW BUCKINGHAM DR
LAKE CITY, FL 32055

2027

27-3S-16-02315-116

BUILDING CHARACTERISTICS

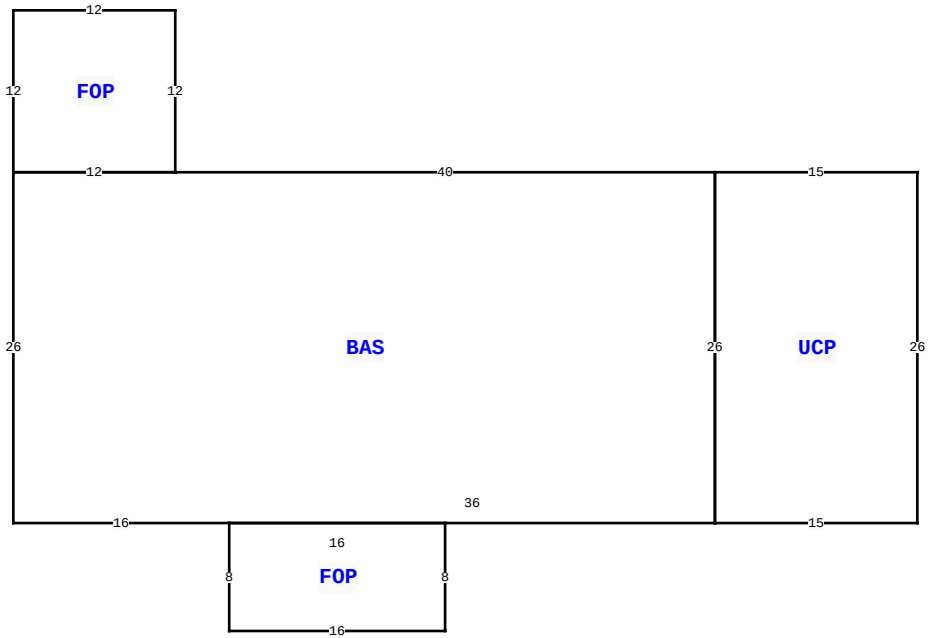
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	78,769
FOP	128	35		45	2,622
FOP	144	35		50	2,913
UCP	390	20		78	4,545
TOTALS	2,014			1,525	88,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,525	113.9000	105.93	161,543	2006	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1352 HX Base Yr 2015



197 NW BUCKINGHAM DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,849
TOTAL MARKET OB/XF VALUE		10,839
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		124,688
SOH/AGL Deduction		54,774
ASSESSED VALUE		69,914
TOTAL EXEMPTION VALUE	HX HB	44,914
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23352	M H	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/1679	8/26/2013	WD	Q	I	01	60,000
GRANTOR: LINDA S TIVY						
GRANTEE: VIOLA GAIL JOHNS &						
1215/1277	5/31/2011	WD	Q	I	01	60,000
GRANTOR: LANNY B & CAROL A ROS						
GRANTEE: LINDA S TIVY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= N12 W12 S12 E12$ W12 S26 E16 FOP= S8E16 N8 W16$ E36 UCP= E15 N26 W15 S26$ N26$.

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	0166	CONC,PAVMT	0	100	0	0	1,032.00	UT	2.00	2.00	100	2005	2005	3	100	2,064	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	8	80.00	UT	5.00	5.00	100	2005	2005	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	50.00	UT	7.50	7.50	100	2007	2007	3	100	375	

LAND DESCRIPTION

TOTAL OB/XF 10,839

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS