LOT 2 TURNER ESTATES.

WD 1536-72,

BROWN ANDRENIKA LASHONDA MARIE
863 NW AMANDA ST
LAKE CITY, FL 32055

2026

27-3S-16-02324-102

BUILDING CHARACTERISTICS

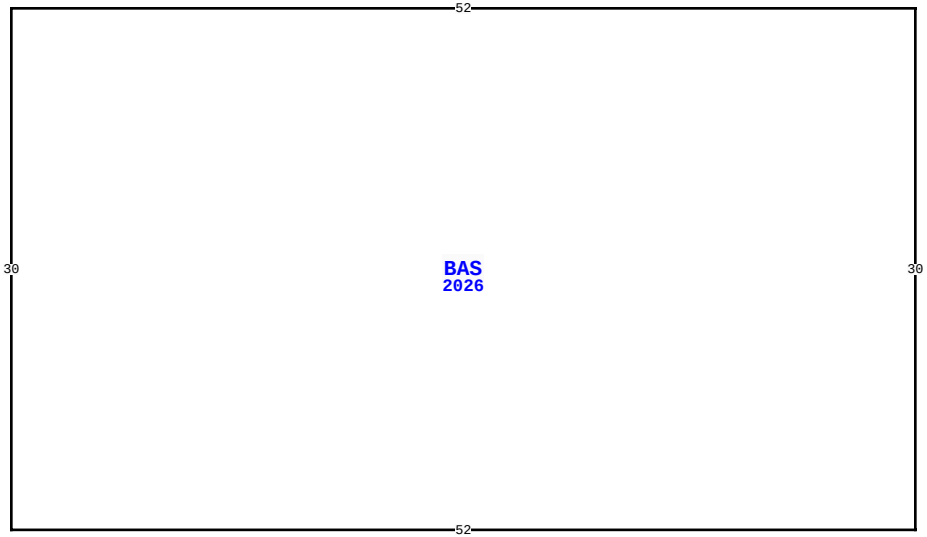
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	27316.10	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2026	1,560	168,321
TOTALS	1,560			1,560	168,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.5000	110.10	171,756	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1560 HX Base Yr



863 NW AMANDA ST, LAKE CITY

BLD DATE		LGL DATE	
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0262	PRCH,FOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,321
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	187,021
SOH/AGL Deduction	0
ASSESSED VALUE	187,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,021
TOTAL JUST VALUE	187,021
NCON VALUE	171,021
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050058	Mobile Home		06/06/2024
000049901	Right-of-Way Acce		05/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/72	3/14/2025	WD	Q	I	01	225,000

GRANTOR: 2911 PROPERTIES LLC

GRANTEE: BROWN ANDRENIKA LAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-55,-9] E52 S30 W52 N30 $

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LAND DESCRIPTION

TOTAL OB/XF 5,700

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.54 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 06/23/2026 BY SYS