COMM NW COR OF SW1/4 OF SE1/4,
RUN E 25.02 FT, S 195.15 FT
FOR POB, RUN E 316.37 FT, S

WARD VICKI
969 NW LAKE CITY AVE
LAKE CITY, FL 32055

2027

27-3S-16-02330-000

BUILDING CHARACTERISTICS

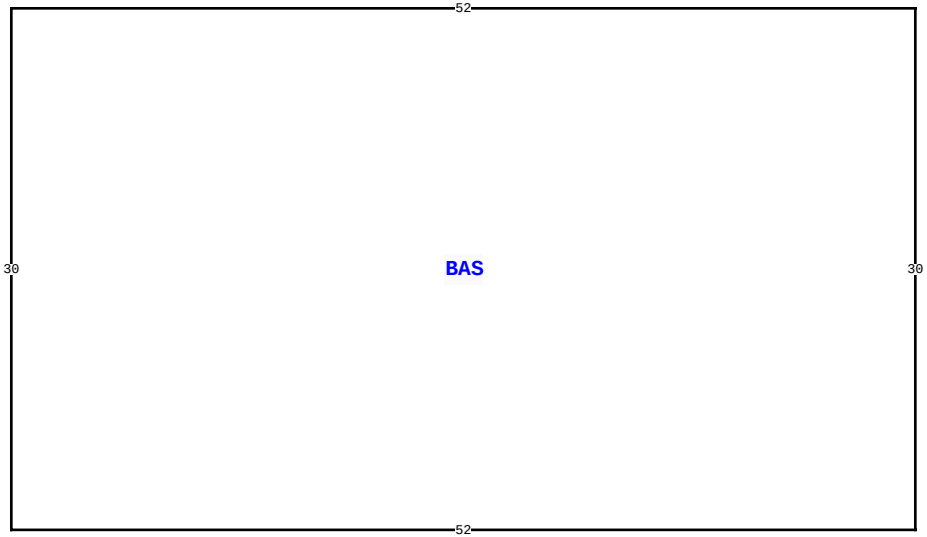
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	90,888
TOTALS	1,560			1,560	90,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	105.93	165,251	2002	2002	0	0	0	45.00	55.00

4 MANUF 1 100% - 2005 Heated Area: 1560 HX Base Yr 2005



969 NW LAKE CITY AVE, 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	0296	SHED METAL	0	100	12	14	168.00	UT	9.00	9.00	100	2007	2007	3	100	1,512	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	90,888
TOTAL MARKET OB/XF VALUE	9,912
TOTAL LAND VALUE - MARKET	12,446
TOTAL MARKET VALUE	113,246
SOH/AGL Deduction	48,220
ASSESSED VALUE	65,026
TOTAL EXEMPTION VALUE	HX HB SX 65,026
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	113,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,224

XFOB:2:1: ECHO MH

XFOB:1:1: LAMPLIGHTER M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046252	Remodel	15,000	01/12/2023
000046251	Roof Replacement	15,650	01/12/2023
25435	M H	0	01/19/2007
16119	M H	125	10/07/1999
14060	M H	125	05/27/1998
9297	M H	125	01/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/0180	2/10/2002	AG	Q	I	01	30,000

GRANTOR: MIKEL P GRAFF

GRANTEE: VICKI WARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,912

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		00	0.00	0.00	0.98	AC		1.00	1.00	1.00	12,700.00	12,700.00	12,446							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.98 Total Land Value: 12,446 Market: 0 Agricultural: 0 Common: 12,446 PRINTED 11/17/2026 BY SYS