

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

2026

27-3S-16-02330-000


ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floor	14	CARPET	90			
Interior Floor	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 Units	01	CONV	100			
		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	93,814	
TOTALS	1,560			1,560	93,814	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MANUF	1	100% - 2005								
Heated Area: 1560						HX Base Yr 2005					

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				93,814		
TOTAL MARKET OB/XF VALUE				9,912		
TOTAL LAND VALUE - MARKET				12,446		
TOTAL MARKET VALUE				116,172		
SOH/AGL Deduction				53,040		
ASSESSED VALUE				63,132		
TOTAL EXEMPTION VALUE				63,132		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				116,172		
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\$.						

EXTRA FEATURES																
L N	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			9.00	100	2007	2007	3	100	1,512	
2	0080	DECKING	0	100	0	0			0.00	100	2007	2007	3	100	400	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0			0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							