LOTS 1 & 2 BLOCK E WEST LAKE CIT ADDITION #2.

CAMPBELL RANDY/CAMPBELL TRACY
201 NW AMANDA ST
LAKE CITY, FL 32055

2027

27-3S-16-02345-001

BUILDING CHARACTERISTICS

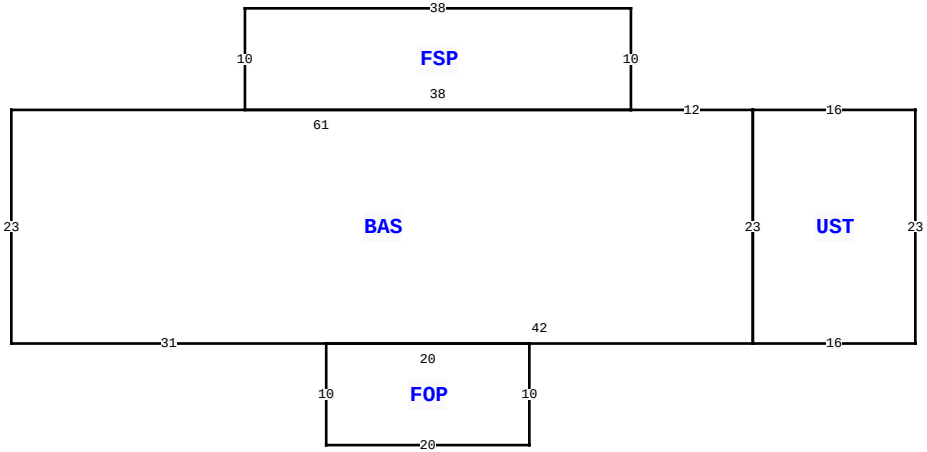
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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		27316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100		1,679	46,340
FOP	200	35		70	1,932
FSP	380	40		152	4,195
UST	368	45		166	4,582
TOTALS	2,627			2,067	57,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,067	115.0000	69.00	142,623	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1679 HX Base Yr 2021



201 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	0210	GARAGE U	0	100	24	30	720.00	UT	6.00	6.00	100	0	0	3	100	4,320	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,049
TOTAL MARKET OB/XF VALUE	21,920
TOTAL LAND VALUE - MARKET	12,240
TOTAL MARKET VALUE	91,209
SOH/AGL Deduction	22,938
ASSESSED VALUE	68,271
TOTAL EXEMPTION VALUE	HX HB 43,271
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	91,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,209

XFOB:1:1: TALL OAKS M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049609	Solar Power Syste	26,400	04/12/2024
000048702	Electrical Servic	0	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1402/0074	12/20/2019	WD	Q	I	01	70,000
GRANTOR: LINDA M FIRESTINE						
GRANTEE: RANDY & TRACY CAMPB						
0808/1267	7/27/1995	WD	Q	I		52,000
GRANTOR: CLYDE & SHIRLEY FREEM						
GRANTEE: JAMES & LINDA FIRES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W38 S10 E38$ W61 S23 E31 FOP= S10 E20N10 W20$ E42 UST= E16 N23 W16 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 21,920

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	0102	C	SFR/MH	100		RSF/MH	104.00	214.00	2.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	12,240							

REVIEW DATE 12/07/2023 BY TW Total Acres: 1.00 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 11/17/2026 BY SYS