LOT 17 SHADY ACRES S/D.

674-167, 842-778, 909-1117, 930-

LOVE ALISSA/LOVE DAVEION
246 SW LAPAZ TER
LAKE CITY, FL 32024

2027

27-4S-16-03216-017

BUILDING CHARACTERISTICS

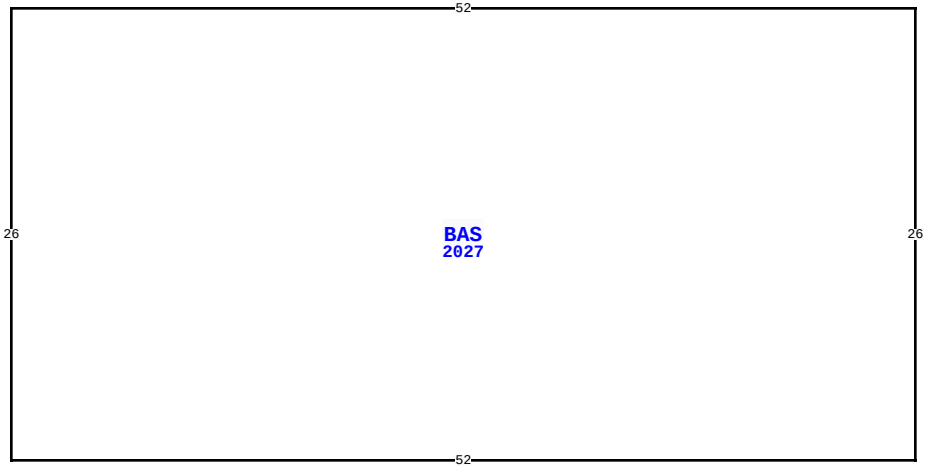
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2027	1,352	120,836
TOTALS	1,352			1,352	120,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,352	114.0000	91.20	123,302	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1352 HX Base Yr



405 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,836
TOTAL MARKET OB/XF VALUE	13,100
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	156,936
SOH/AGL Deduction	0
ASSESSED VALUE	156,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,936
TOTAL JUST VALUE	156,936
NCON VALUE	120,836
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,100

LAND:1:1: 1.04 AC. LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055400	Mobile Home		04/01/2026
000055401	Mobile Home		04/01/2026
000055210	Right-of-Way Acce		03/11/2026
000055211	Right-of-Way Acce		03/11/2026
000040813	Electrical Servic	0	09/20/2022
40812	STORAGE	0	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2507	11/13/2023	WD	Q	I	01	66,000
GRANTOR: AKINS RONALD L						
GRANTEE: LOVE ALISSA						
1100/2113	10/31/2006	WD	Q	I		31,500
GRANTOR: KELLY ANN DOWDY						
GRANTEE: RONALD L AKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,14] E52 S26 W52 N26 $

.

LAND DESCRIPTION

TOTAL OB/XF 13,100

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		A-1	253.00	178.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/13/2026 BY Nick Total Acres: 1.03 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS