

PART OF LOT 4 BLOCK B RANCHETTES
SE COR OF W1/2 OF NW1/4 OF NE1/4
179.23 FT TO POB, CONT W 144 FT,

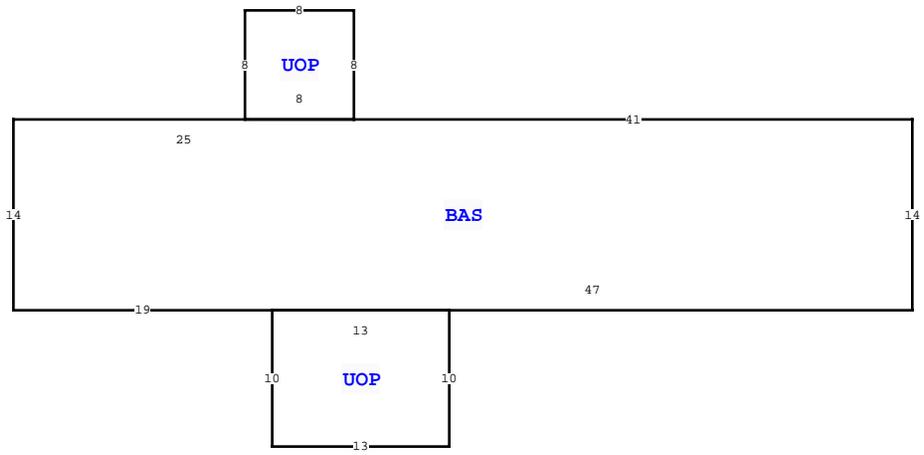
ESCALERA DEMETRIA K
168 NW ANCIENT CT
LAKE CITY, FL 32055

2026

28-3S-16-02355-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 80	
Interior Floor	13	LAM/VNLPLK 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM			06
NEIGHBORHOOD/LOC	28316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	64	25	
UOP	130	25	
TOTALS	1,118		972 26,260

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	972	107.2000	67.54	65,649	1989	2000	0	0	60.00	40.00		
3 MOBILE HME 100% - 2025 Heated Area: 924 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			26,260
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			48,260
SOH/AGL Deduction			0
ASSESSED VALUE			48,260
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			23,260
TOTAL JUST VALUE			48,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,008

SALE:2:1: \$.70 STAMPS
PRMT:1:1: 14X80 1993
XFOB:1:1: 1994 CLAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12097	M H	125	01/31/1997
7838	M H	100	11/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/438	10/28/2024	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ESCALERA DEMETRIA						
1453/2220	12/02/2021	WD	U	I	16	5,000
GRANTOR: ROBERTS TRACY A						
GRANTEE: WELLS ALBERT S						

EXTRA FEATURES		168 NW ANCIENT CT, LAKE CITY														
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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2023	2022	100	2,000	

LAND DESCRIPTION		TOTAL OB/XF 9,000																						
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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

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1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							