

COMM SE COR OF SEC, N 13.50 FT T
WILLIAMS RD AS PRESENTLY OCCUPIE
FT TO E R/W OF DERBY ST AS OCCUP

BOWMAN LAQUAN
157 NE DERBY TERR
LAKE CITY, FL 32055

2026

28-3S-17-05622-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	07
NEIGHBORHOOD/LOC	28317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	988	100	2024
TOTALS	988		988
			83,274

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2024	Heated Area: 988			HX Base Yr 2024					
<div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> 76 76 13 13 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2024</p> </div> </div>													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			83,274
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			10,441
TOTAL MARKET VALUE			93,715
SOH/AGL Deduction			0
ASSESSED VALUE			93,715
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,304
TOTAL JUST VALUE			93,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046226	Mobile Home		01/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/880	12/16/2022	QC	U	V	11	100
GRANTOR: CARWISE STEPHEN JR						
GRANTEE: BOWMAN LAQUAN						
1462/2396	3/29/2022	QC	U	V	11	100
GRANTOR: BOWMAN LAQUAN						
GRANTEE: CARWISE STEPHEN JR						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	0.85	8,300.00	7,055.00	10,441					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=18,11] E76 S13 W76 N13 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		00	0.00	0.00	1.48	AC		1.00