E1/2 OF E1/2 OF LOT 12 BAYA
SURVEY. ORB 294-430, 653-493
(DC JEFF BUIEY 913-724),

LUCAS WILLIE JAMES
170 NE VOSS RD
LAKE CITY, FL 31055

**2027**

**28-3S-17-05676-000**

## BUILDING CHARACTERISTICS

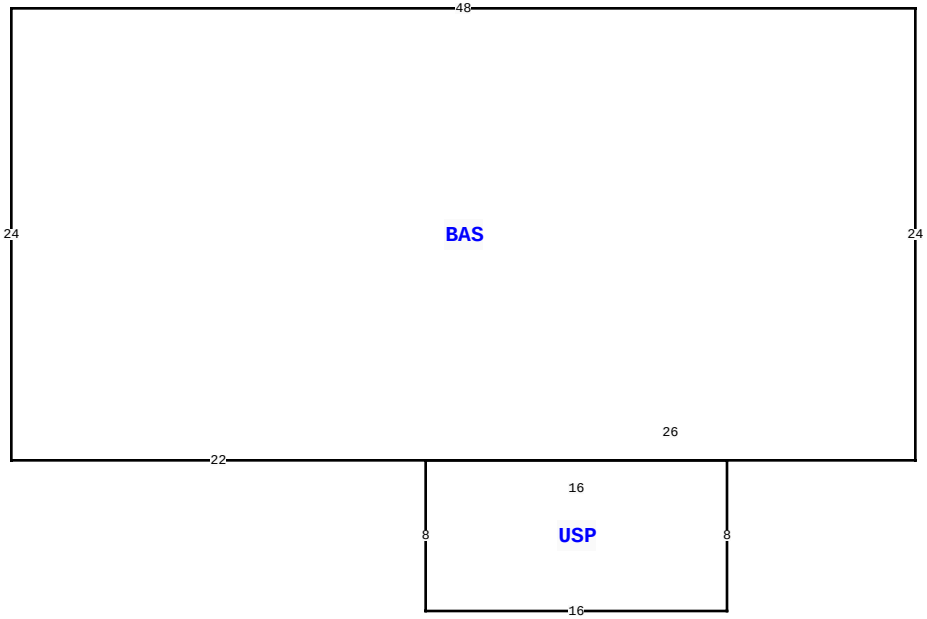
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 07 |
| NEIGHBORHOOD/LOC | 28317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 23,618 |
| USP | 128 | 35 | | 45 | 923 |
| TOTALS | 1,280 | | | 1,197 | 24,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,197 | 113.9000 | 68.34 | 81,803 | 1995 | 1995 | 10 | 0 | 0 | 60.00 | 30.00 |

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr




1203 NE COASTLINE 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 24,541 |
| TOTAL MARKET OB/XF VALUE | 150 |
| TOTAL LAND VALUE - MARKET | 1,188 |
| TOTAL MARKET VALUE | 25,879 |
| SOH/AGL Deduction | 3,580 |
| ASSESSED VALUE | 22,299 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,299 |
| TOTAL JUST VALUE | 25,879 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 25,879 |

SALE:1:1: NOT TYPICAL-UNKNOWN INVOLVED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053436 | Electrical Servic | | 06/23/2025 |
| 24411 | M H | 0 | 04/21/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1346/0253 | 10/16/2017 | TD | U | I | 18 | 10,800 |
| GRANTOR: CLERK OF COURT (JEFF | | | | | | |
| GRANTEE: WILLIE JAMES LUCAS | | | | | | |
| 0653/0493 | 5/24/1988 | WD | U | I | | 25,000 |
| GRANTOR: GREENE VALLIE & | | | | | | |
| GRANTEE: BUIEY JEFF & HELEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S24 E22 USP= S8 E16 N8 W16$ E26 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 150

| 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 | | | 0.00 | 0.00 | 9,500.00 | SF | | 1.00 | 1.00 | 0.25 | 0.50 | 0.13 | 1,188 | | | | | | | |

REVIEW DATE 07/09/2025 BY tommy Total Acres: 0.22 Total Land Value: 1,188 Market: 0 Agricultural: 0 Common: 1,188 PRINTED 11/17/2026 BY SYS