

COMM AT NW COR OF SW1/4, RUN E  
648.74 FT, S 321.10 FT FOR POB  
E 85 FT, S 261.43 FT, W 85 FT,

CRAIG JOHN P/CRAIG MARGARET L  
476 NW FAT CAT CT  
LAKE CITY, FL 32055

2026

29-3S-16-02384-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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	01
NEIGHBORHOOD/LOC	29316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		95,399

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% - 2016		173,453	2002	2002	0	0	45.00	55.00
Heated Area: 1620						HX Base Yr 2016					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,399
TOTAL MARKET OB/XF VALUE			11,940
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			114,989
SOH/AGL Deduction			50,492
ASSESSED VALUE			64,497
TOTAL EXEMPTION VALUE	HX HB		39,497
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			114,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40297	ELECTRICAL	0	08/05/2020
22608	M H	429	12/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1502	1/20/2015	QC	U	I	11	100
GRANTOR: GERALDINE GERBASI						
GRANTEE: JOHN P & MARGARET L						
1280/0680	6/23/2014	QC	U	I	11	100
GRANTOR: GERRASI						
GRANTEE: CRAIG						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	3,240	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF												11,940					
476 NW FAT CAT CT, LAKE CITY																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												
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			0.00	0.00	0.51	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,650							