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

2027

29-3S-16-02384-001

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 01

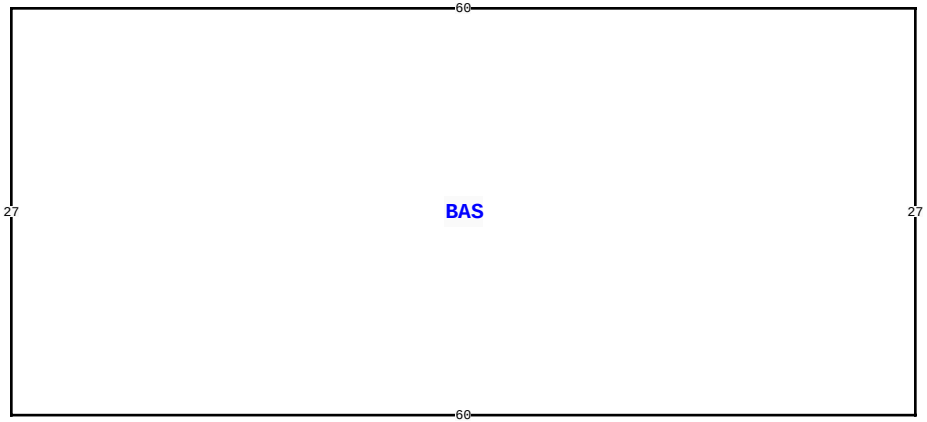
NEIGHBORHOOD/LOC 29316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1620 HX Base Yr 2016



476 NW FAT CAT CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/15/2026 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	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,240	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,384
TOTAL MARKET OB/XF VALUE	11,940
TOTAL LAND VALUE - MARKET	8,160
TOTAL MARKET VALUE	114,484
SOH/AGL Deduction	48,052
ASSESSED VALUE	66,432
TOTAL EXEMPTION VALUE	HX HB 41,432
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	114,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056230	Electrical Servic		07/30/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,940

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	100			0.00	0.00	0.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	8,160							

REVIEW DATE 03/01/2023 BY KS Total Acres: 0.51 Total Land Value: 8,160 Market: 0 Agricultural: 0 Common: 8,160 PRINTED 11/17/2026 BY SYS