COMM INTERS W LINE OF SE1/4
OF SW1/4 & S R/W CR-349, RUN
E 50 FT, S 217.80 FT FOR POB,

URTEKAR VILAS J/URTEKAR VIDYA
169 SW HICKS CT
LAKE CITY, FL 32024

2027

29-5S-17-09447-002

BUILDING CHARACTERISTICS

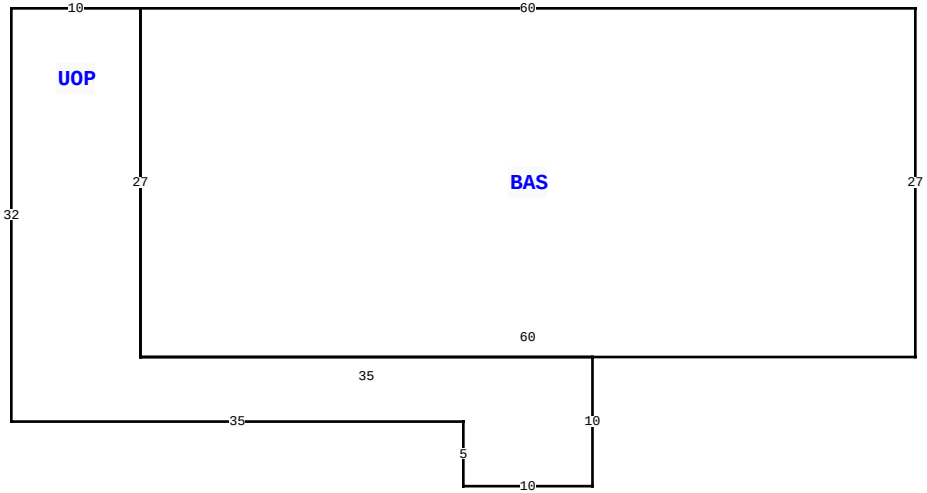
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,490
UOP	545	25		136	3,819
TOTALS	2,165			1,756	49,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,756	117.0000	70.20	123,271	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2020 Heated Area: 1620 HX Base Yr 2020



169 SW HICKS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
2	0294	SHED WOOD/	0	50	12	20	1.00	UT	0.00	0.00	100	1988	1988	3	100	200	
3	0040	BARN,POLE	0	50	30	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,308
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		103,208
SOH/AGL Deduction		27,613
ASSESSED VALUE		75,595
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		50,595
TOTAL JUST VALUE		103,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,208

XFOB:3:1: HOMES OF MERIT MH
BLDG:2:1: PION MH
PRMT:1:1: 14X80

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17603	M H	125	11/01/2000
7855	M H	100	12/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1154	3/16/2018	WD	Q	I	01	58,000
GRANTOR: TAMARA GILLENARDO						
GRANTEE: VILAS, VIDYA & JAME						
1316/0389	5/24/2016	WD	U	I	12	18,500
GRANTOR: US BANK TRUST, NA AS						
GRANTEE: TAMARA GILLENARDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UOP= W10 S32 E35 S5 E10 N10 W35 N27$ S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	50		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							
2	0000	C	VAC RES	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/19/2017 BY BC Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS