LOT 2 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54,

SOLURI CLINTT WADE
158 NW IAN CT
LAKE CITY, FL 32055

2027

30-2S-17-04800-102

BUILDING CHARACTERISTICS

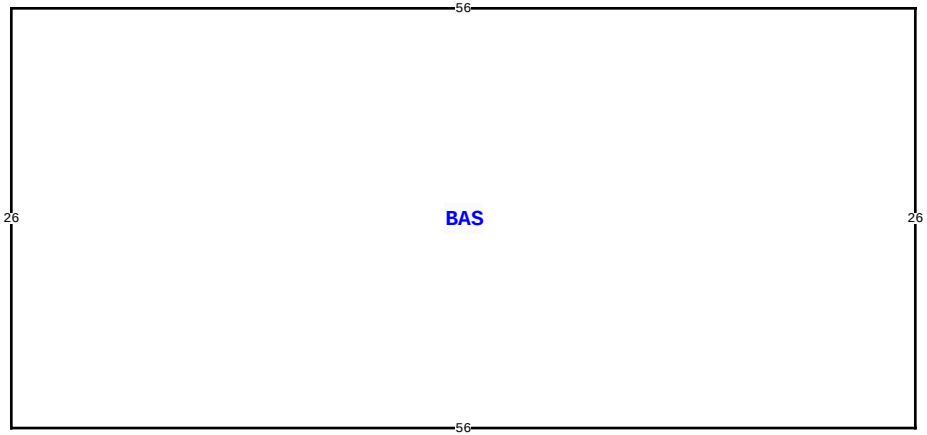
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	67,964
TOTALS	1,456			1,456	67,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,456	115.0000	113.85	165,766	2020	2020	50	0	0	9.00	41.00

1 MANUF 3 100% - 2021 Heated Area: 1456 HX Base Yr 2021



158 NW IAN CT, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	5,000	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	9,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	4,593.00	UT	2.00	2.00	100	2020	2020	3	100	9,186	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,964
TOTAL MARKET OB/XF VALUE		34,886
TOTAL LAND VALUE - MARKET		5,050
TOTAL MARKET VALUE		107,900
SOH/AGL Deduction		19,966
ASSESSED VALUE		87,934
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		31,523
TOTAL JUST VALUE		107,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38953	M H	0	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2098	10/07/2019	WD	P	V	98	9,500
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: CLINTT WADE SOLURI						
1396/0098	10/07/2019	WD	Q	V	01	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: CLINTT WADE SOLURI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 34,886

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		PRRD	0.00	0.00	0.25	LT		1.00	1.00	1.00	20,000.00	20,000.00	5,000							
2	7620	C	CEM/FAMILY P	100					0.25	LT		1.00	1.00	0.01	20,000.00	200.00	50							

REVIEW DATE 01/16/2020 BY JB Total Acres: 1.07 Total Land Value: 5,050 Market: 0 Agricultural: 0 Common: 5,050 PRINTED 11/17/2026 BY SYS