LOT 4 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 139

THOMAS JAMES ROBERT II
220 NW IAN CT
LAKE CITY, FL 32055

2027

30-2S-17-04800-104

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

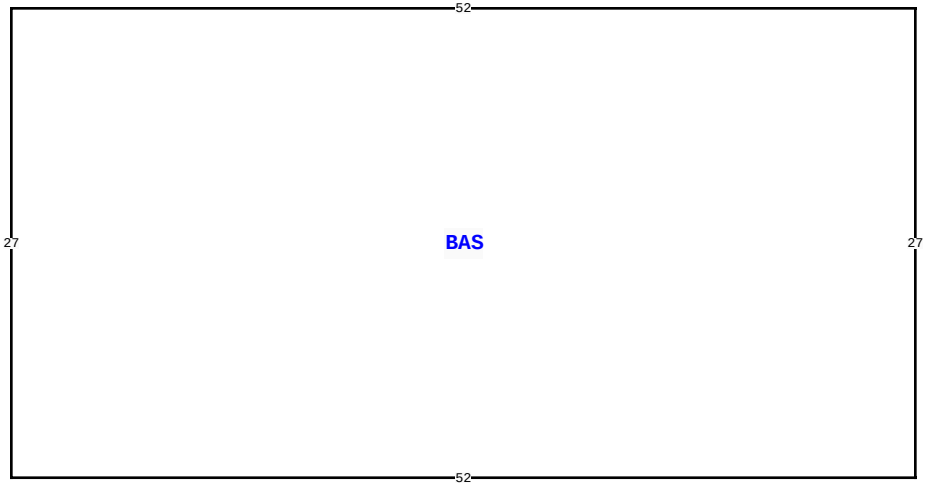
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 30217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	136,152
TOTALS	1,404			1,404	136,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	108.96	152,980	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 0% - 0 Heated Area: 1404 HX Base Yr



220 NW IAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,152
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	163,152
SOH/AGL Deduction	464
ASSESSED VALUE	162,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,688
TOTAL JUST VALUE	163,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38935	M H	0	11/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/250	1/26/2026	QC	U	I	11	100
GRANTOR: THOMAS JAMES ROBERT I						
GRANTEE: THOMAS JAMES ROBERT						
1399/0789	11/19/2019	WD	Q	V	01	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: JAMES ROBERT THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/16/2020 BY JB Total Acres: 1.04 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS