LOT 5 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54,

THOMPSON STEVEN E/THOMPSON GLORIA E
242 NW IAN COURT
LAKE CITY, FL 32055

2026

30-2S-17-04800-105

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 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
Quality	05	05

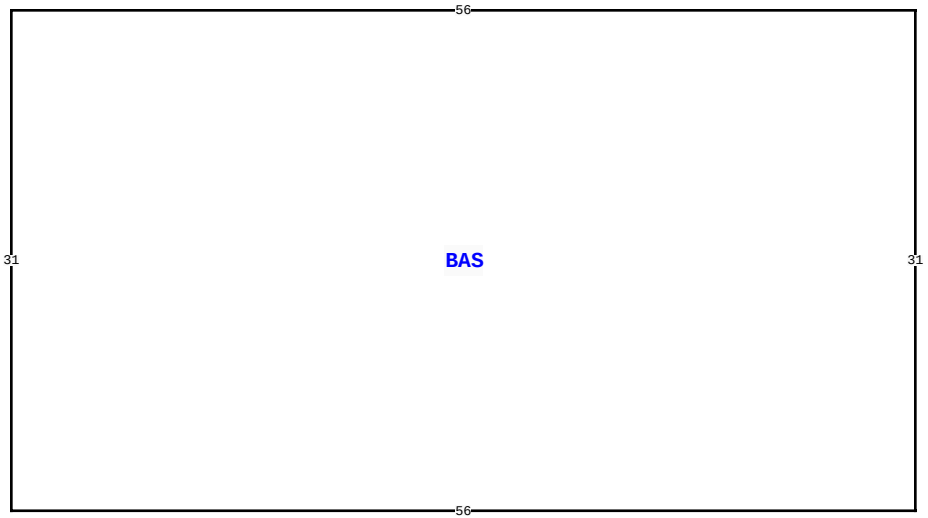
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	169,923
TOTALS	1,736			1,736	169,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,736	117.0000	109.98	190,925	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1736 HX Base Yr 2020



242 NW IAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,923
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		189,923
SOH/AGL Deduction		77,397
ASSESSED VALUE		112,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,115
TOTAL JUST VALUE		189,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38021	M H	582	04/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2335	11/24/2020	LE	U	I	14	100
GRANTOR: STEVEN E & GLORIA E T						
GRANTEE: ADAM C, BRANDON S &						
1375/2557	1/04/2019	WD	Q	V	03	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: STEVEN E & GLORIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S31 E56 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/14/2019 BY RP Total Acres: 1.39 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/08/2026 BY SYS