LOT 8 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 136

ORLANDO SHANNON M
165 NW IAN CT
LAKE CITY, FL 32055

2027

30-2S-17-04800-108

BUILDING CHARACTERISTICS

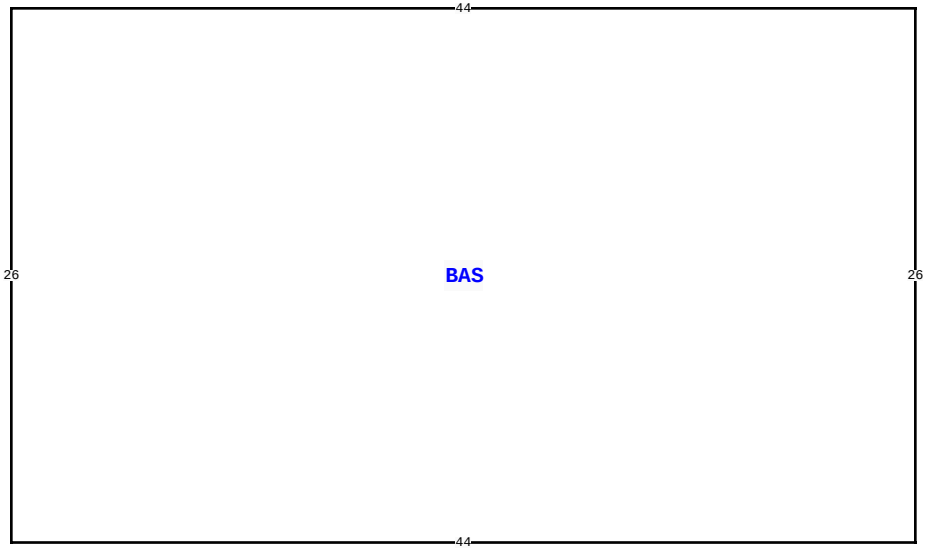
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,144	100		1,144	136,280
TOTALS	1,144			1,144	136,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	1,144	128.7000	133.85	153,124	2019	2019	0	0	0	11.00	89.00

1 MANUF 4 100% - 2026 Heated Area: 1144 HX Base Yr 2026



165 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	0031	BARN,MT AE	0	100	25	25	625.00	UT	12.00	12.00	100	2019	2019	3	100	7,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,280
TOTAL MARKET OB/XF VALUE		17,600
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		173,880
SOH/AGL Deduction		3,229
ASSESSED VALUE		170,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,240
TOTAL JUST VALUE		173,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045130	Roof Replacement	7,400	08/09/2022
37831	STORAGE	176	03/05/2019
37270	M H	410	09/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1546/1750	8/01/2025	WD	Q	I	01	210,000
GRANTOR: FREEMAN RANDY L						
GRANTEE: ORLANDO SHANNON M						
1399/0379	11/18/2019	WD	Q	I	01	123,400
GRANTOR: JEROME & TERESA HENKE						
GRANTEE: RANDY L & DEBRA L F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

LAND DESCRIPTION

TOTAL OB/XF 17,600

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 09/17/2025 BY TP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS