LOT 17 SUNSET MEADOWS.

WD 1305-1205, CT 1429-812,

DREW DEVELOPMENT LLC
P O BOX 3488
LAKE CITY, FL 32056

2027

30-3S-17-05842-117

BUILDING CHARACTERISTICS

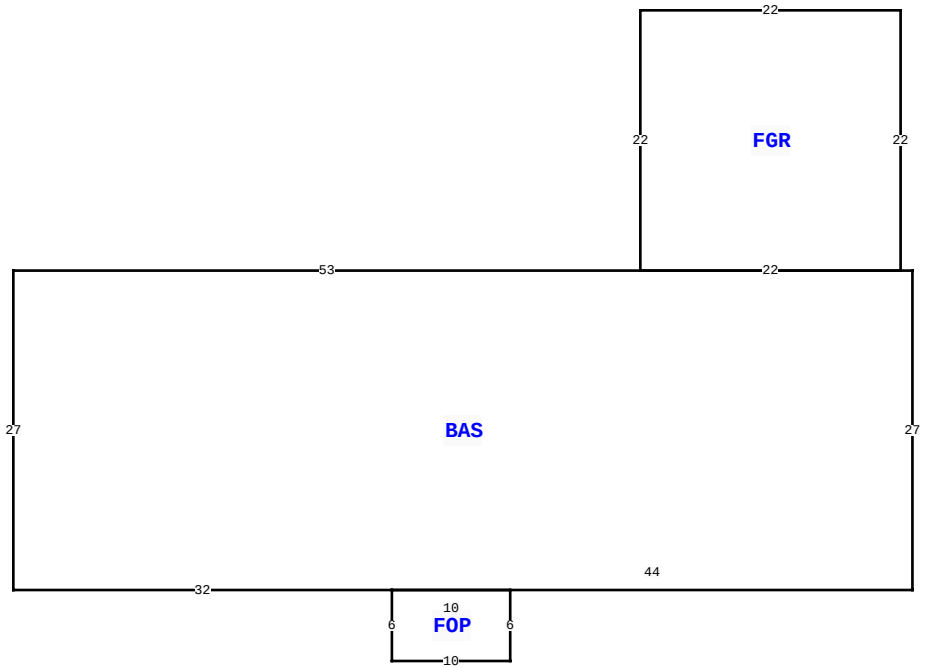
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	166,651
FGR	484	55		266	21,603
FOP	60	35		21	1,705
TOTALS	2,596			2,339	189,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,339	114.9000	106.86	249,946	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 0% - 2022 Heated Area: 2052 HX Base Yr



120 NW HIBISCUS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	858.00	UT	2.50	2.50	100	2013	2013	3	100	2,145	
2	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: 2	Tax Dist:
BUILDING MARKET VALUE	189,959
TOTAL MARKET OB/XF VALUE	9,145
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	221,604
SOH/AGL Deduction	0
ASSESSED VALUE	221,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,604
TOTAL JUST VALUE	221,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,648

PRCL:0:11: FOR 2019. RP GAVE THEM REVISED TRIM. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31433	GARAGE	189	09/11/2013
31354	M H	421	08/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/812	2/01/2021	CT	U	I	18	80,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
1305/1205	12/02/2015	WD	U	I	40	149,000
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: KEVIN D & A LYNN BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S27 E32 FOP= S6 E10 N6 W10$ E44 N27 W1 FGR= N22 W22 S22 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 9,145

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/16/2015 BY DF Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS