

NW DIV: COMM NE COR OF SE1/4 OF  
 FT FOR POB RUN S 333.97 FT, W 13  
 FT, E 130.43 FT TO POB.

ATRAC PROPERTIES LLC  
 295 NW COMMONS LP # 115-117  
 LAKE CITY, FL 32055

2026

30-3S-17-11655-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		72,679

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,140	114.5000	109.92	125,309	2011	2011	10	0	32.00	58.00														
2 MANUF 1 0% - 2023 Heated Area: 1140 HX Base Yr																									
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> <p style="text-align: center;">BAS</p> <p style="text-align: center;">15</p> <p style="text-align: center;">76</p> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		72,679	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		14,300	
TOTAL MARKET VALUE		93,979	
SOH/AGL Deduction		0	
ASSESSED VALUE		93,979	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		93,979	
TOTAL JUST VALUE		93,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		96,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01863	M H	200	08/23/2010
00000001	M H	25	04/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2077	2/07/2022	WD	Q	I	01	95,000
GRANTOR: FEAGLE CHRISTINA J						
GRANTEE: ATRAC PROPERTIES LL						
1201/0466	9/08/2010	WD	U	I	11	100
GRANTOR: EARL & FAYE M PEELER						
GRANTEE: CHRISTINA J FEAGLE						

EXTRA FEATURES															
L N	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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	AC		1.00	1.00	1.00	14,300.00	14,300.00	14,300							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S15 E76 N15\$.

TOTAL OB/XF														7,000									