LOT 14 INDIAN RIDGE S/D PHS 1.

WD 1173-701, WD 1177-2375, WD 11

MESSERVY JOSEPH
189 NW TOMOKA CT
LAKE CITY, FL 32055-7643

2027

32-2S-16-01809-114

BUILDING CHARACTERISTICS

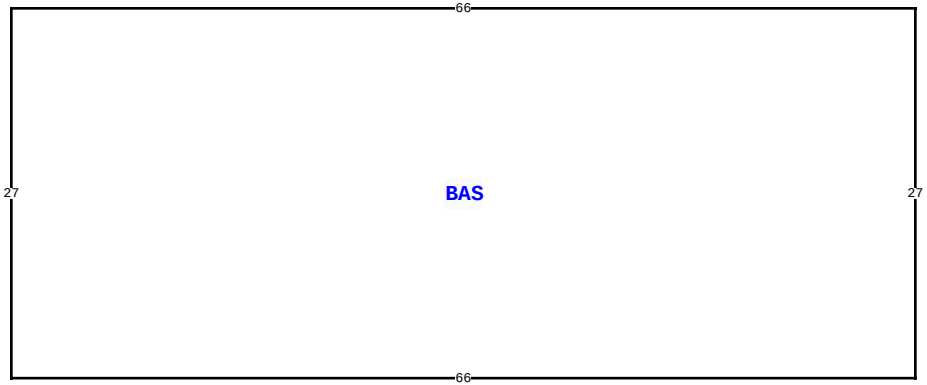
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	166,033
TOTALS	1,782			1,782	166,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	116.5000	108.34	193,062	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2023 Heated Area: 1782 HX Base Yr 2023



189 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 24,400

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,033
TOTAL MARKET OB/XF VALUE		24,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,433
SOH/AGL Deduction		17,933
ASSESSED VALUE		237,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,089
TOTAL JUST VALUE		255,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053702	Generator		07/29/2025
000048596	Remodel	9,394	11/06/2023
000043162	Mobile Home		11/12/2021
36404	M H	616	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1386/0207	6/03/2019	WD	Q	I	01	132,000
GRANTOR: KIMBERLY HODIL BOWEN						
GRANTEE: JOSEPH MESSERVY						
1386/0206	5/31/2019	WD	U	I	11	100
GRANTOR: WESTRIDGE INC						
GRANTEE: KIMBERLY HODIL BOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.