COMM NW COR OF NE1/4 OF NE1/4, R
E R/W US-441 CONT E 296.58 FT FO
FT, E 333.25 FT, N 1314.44 FT TO

PIERCE ALPHONSO/PIERCE ANNETTE
176 NE CHRISTIE ST
LAKE CITY, FL 32055

2027

32-2S-17-04816-001

BUILDING CHARACTERISTICS

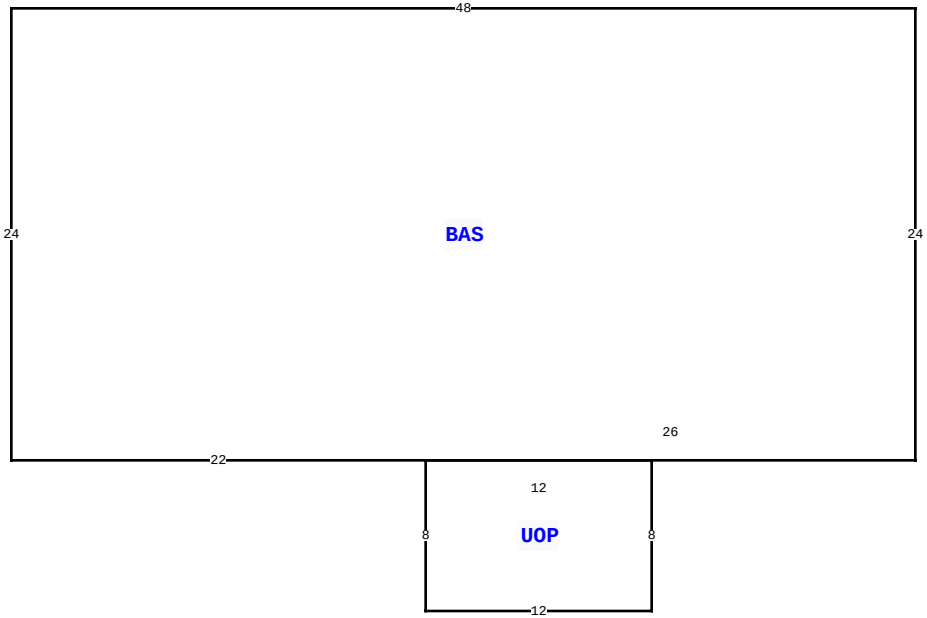
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
UOP	96	25		24	668
TOTALS	1,248			1,176	32,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,176	115.9000	69.54	81,779	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1152 HX Base Yr 1998



176 NE CHRISTIE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,712
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		106,562
SOH/AGL Deduction		51,498
ASSESSED VALUE		55,064
TOTAL EXEMPTION VALUE	HX HB	29,714
BASE TAXABLE VALUE		25,350
TOTAL JUST VALUE		106,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13267	M H	125	11/04/1997
10749	SFR	175	02/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/0042	8/03/1994	WD	Q	V		10,000

GRANTOR: ELIZABETH THOMAS

GRANTEE: ALPHONSO & ANNETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E22UOP= S8 E12 N8 W12$ E26 N24$.

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	0.00	0.00	100	2010	2010	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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-1	0.00	0.00	8.05	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,400							
2	9600	C	WASTELAND	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							

REVIEW DATE 08/06/2015 BY DF Total Acres: 10.05 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 11/17/2026 BY SYS