COMM SE COR OF NE1/4 OF SE1/4,
RUN N 40 FT TO N R/W GREENE
CEMETERY RD, RUN W ALONG R/W

PELONI CHARLES R
183 NE EVANSTON LN
LAKE CITY, FL 32055

2027

33-1S-17-04635-003

BUILDING CHARACTERISTICS

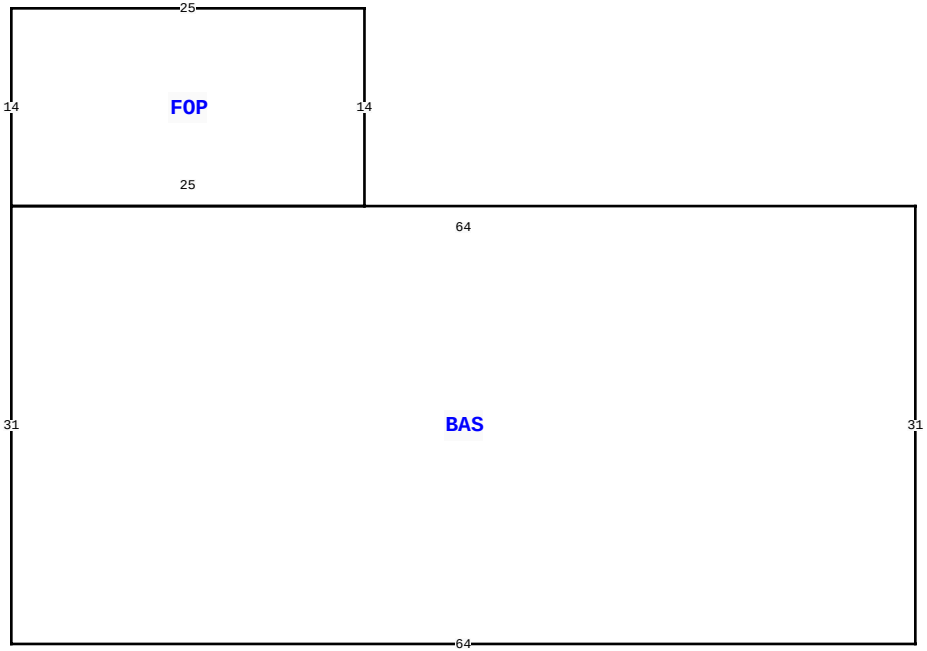
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	121,680
FOP	350	35		122	7,482
TOTALS	2,334			2,106	129,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,106	119.9000	111.51	234,840	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 1996 Heated Area: 1984 HX Base Yr 1996



183 NE EVANSTON LN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,162
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		175,662
SOH/AGL Deduction		85,239
ASSESSED VALUE		90,423
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,012
TOTAL JUST VALUE		175,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,052

BLDG:1:1: JEFR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40796	ELECTRICAL	0	10/27/2020
20627	M H	125	04/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0142	3/29/2016	QC	U	I	11	100
GRANTOR: PAULA L PELONI						
GRANTEE: CHARLES R PELONI						
0809/1254	8/21/1995	WD	Q	I		27,000
GRANTOR: TIMOTHY STALVEY						
GRANTEE: CHARLES R & PAULA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W64 S31 E64 N31 $
FOP=[ORIG=-64,-14] E25 S14 W25 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500							

REVIEW DATE 08/26/2026 BY JB Total Acres: 3.75 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/17/2026 BY SYS