LOTS 9 & 10 BLOCK H MELROSE PARK
626-163, 759-743, PB 1415-1180,

JENKINS CHARLES CURTIS
227 SE LOCHLYN TER
LAKE CITY, FL 32025

2027

33-3S-17-06649-000

BUILDING CHARACTERISTICS

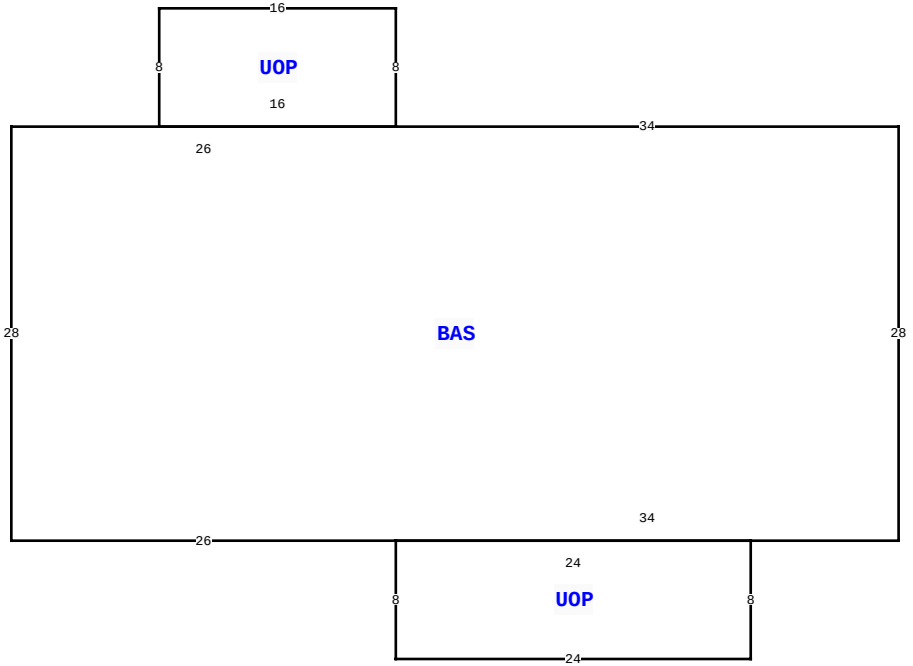
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	34,443
UOP	128	25		32	656
UOP	192	25		48	984
TOTALS	2,000			1,760	36,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,760	113.9000	68.34	120,278	1986	1986	10	0	0	60.00	30.00

1 MOBILE HME 100% - 2000 Heated Area: 1680 HX Base Yr 2022



227 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,083
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		8,300
TOTAL MARKET VALUE		54,883
SOH/AGL Deduction		21,493
ASSESSED VALUE		33,390
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		3,390
TOTAL JUST VALUE		54,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1181	7/17/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT EST OF						
GRANTEE: CHARLES CURTIS JENK						
0626/0163	5/23/1987	WD	Q	I		7,500
GRANTOR: WILBUR PHYLLYS &						
GRANTEE: DEMARCO ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N8 W16 S8 E16$W26 S28 E26 UOP= S8 E24 N8 W24$ E34 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0102	C	SFR/MH	100		RSF/MH	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/17/2026 BY SYS