LOT 6 BLOCK 5 GOLF MANOR S/D.

486-25, 639-288, 705-23, 718-647

KARI CLIFTON
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

33-3S-17-06793-000

BUILDING CHARACTERISTICS

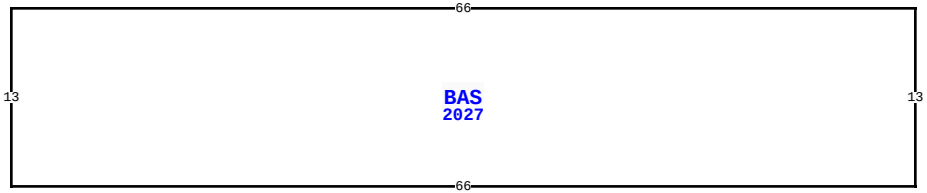
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	2027	858	24,196
TOTALS	858			858	24,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	117.5000	70.50	60,489	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2027 Heated Area: 858 HX Base Yr



143 SE DAVIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	12	12	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,196
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	50,496
SOH/AGL Deduction	0
ASSESSED VALUE	50,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,496
TOTAL JUST VALUE	50,496
NCON VALUE	24,196
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056334	Mobile Home		08/14/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/282	6/05/2026	WD	U	I	37	7,500
GRANTOR: FOWLER JONATHAN S						
GRANTEE: KARI CLIFTON						
1516/718	5/22/2024	QC	U	I	11	10,000
GRANTOR: BRAMLITT RICHARD A						
GRANTEE: FOWLER JONATHAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,12] E66 S13 W66 N13 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		RSF/MH	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/05/2026 BY Andres Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS