

LOT 5 WOODGLEN S/D.
786-1966, 797-1681, WD 1071-2507

LOURIS FANOURIOS/LOURIS ALIDA
166 NW CORWIN GLN
LAKE CITY, FL 32055

2026

34-2S-16-01844-105
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	672	25	
TOTALS	2,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2022	Heated Area: 1512			HX Base Yr 2022			
<p>BLD DATE: _____ LGL DATE: _____</p> <p>XF DATE: _____ LAND DATE: 04/14/2025 MLU</p> <p>INC DATE: _____ AG DATE: _____</p>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,632
TOTAL MARKET OB/XF VALUE			9,950
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			173,582
SOH/AGL Deduction			15,514
ASSESSED VALUE			158,068
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			56,657
TOTAL JUST VALUE			173,582
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,053
PRMT:3:1: CREEKMORE MH RES			
SALE:2:1: LOT 5 WOODGLEN			
XFOB:1:1: WEST MH			
SALE:1:1: \$.70 STAMPS - REPO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26515	M H	507	12/17/2007
17076	M H	125	06/13/2000
11976	M H	125	12/10/1996
11266	M H	125	06/11/1996
9209	PUMP/UTPOL	30	12/30/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/2798	12/09/2020	WD	Q	I	01	155,000
GRANTOR: BENCH CHARLES W						
GRANTEE: LOURIS FANOURIOS						
1123/2483	6/28/2007	WD	Q	V		47,000
GRANTOR: HERMAN MARTIN						
GRANTEE: CHARLES W & ROSA L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100
TOTAL OB/XF 9,950											

BUILDING NOTES											
166 NW CORWIN GLN, LAKE CITY											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W56 S27 E56 N27 \$											
UOP=[ORIG=0,0] N12 W56 S12 E56 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	