LOT 5 WOODGLEN S/D.

786-1966, 797-1681, WD 1071-2507

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

2027

34-2S-16-01844-105

BUILDING CHARACTERISTICS

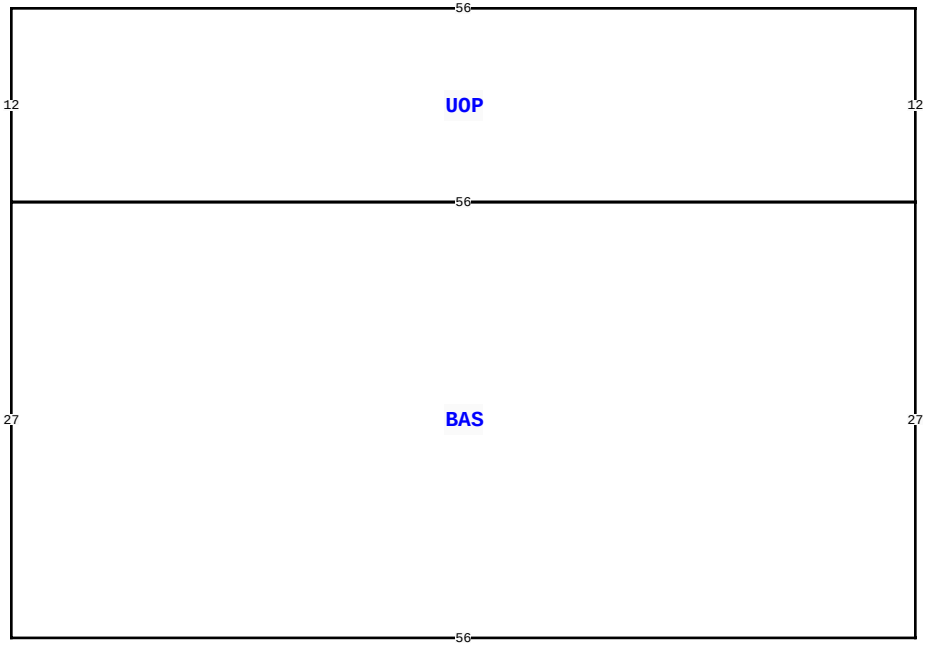
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	103,534
UOP	672	25		168	11,504
TOTALS	2,184			1,680	115,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,680	129.6900	124.50	209,160	2008	2007	0	0	0	45.00	55.00

1 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



166 NW CORWIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,038
TOTAL MARKET OB/XF VALUE	9,950
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	174,988
SOH/AGL Deduction	12,178
ASSESSED VALUE	162,810
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	61,399
TOTAL JUST VALUE	174,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,189

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S27 E56 N27 $
UOP=[ORIG=0,0] N12 W56 S12 E56 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS