LOT 3 BLOCK A WEST LAKE CITY HIL
419-69, 756-1219, 809-1314, 857-

LESNAK CHARLIE
615 NE LAKE CITY AVE
LAKE CITY, FL 32055

2027

34-3S-16-02502-000

BUILDING CHARACTERISTICS

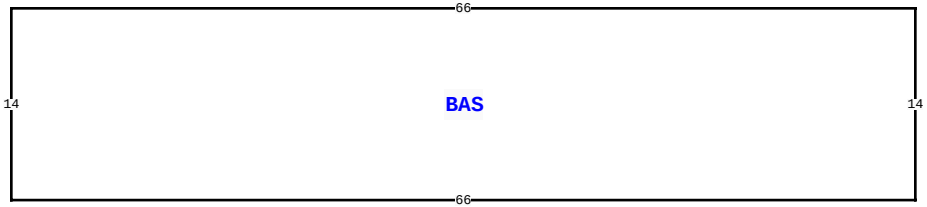
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,500
TOTALS	924			924	26,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	119.5000	71.70	66,251	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2022 Heated Area: 924 HX Base Yr 2019



615 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,500
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	52,000
SOH/AGL Deduction	18,638
ASSESSED VALUE	33,362
TOTAL EXEMPTION VALUE	HX HB DX 30,000
BASE TAXABLE VALUE	3,362
TOTAL JUST VALUE	52,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050991	Electrical Servic	0	10/07/2024
000041362	Mobile Home		02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2321	12/20/2018	QC	U	I	11	100
GRANTOR: TERRI DAVIS PHILLIPS						
GRANTEE: CHARLIE LESNAK						
1124/1447	6/11/2007	WD	Q	V	01	100
GRANTOR: GERGORY N DAVIS OR TE						
GRANTEE: TERRI DAVIS PHILLIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,10] E66 S14 W66 N14 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RSF/MH	129.00	314.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS