LOTS 17 & 18 BLOCK B WEST LAKE C
319-643, PB# 97-78-CP, 842-684-6

NICHOLS ROCKY/NICHOLS LORETTA
200 NW ASTOR WAY
LAKE CITY, FL 32055

2026

34-3S-16-02517-000

BUILDING CHARACTERISTICS

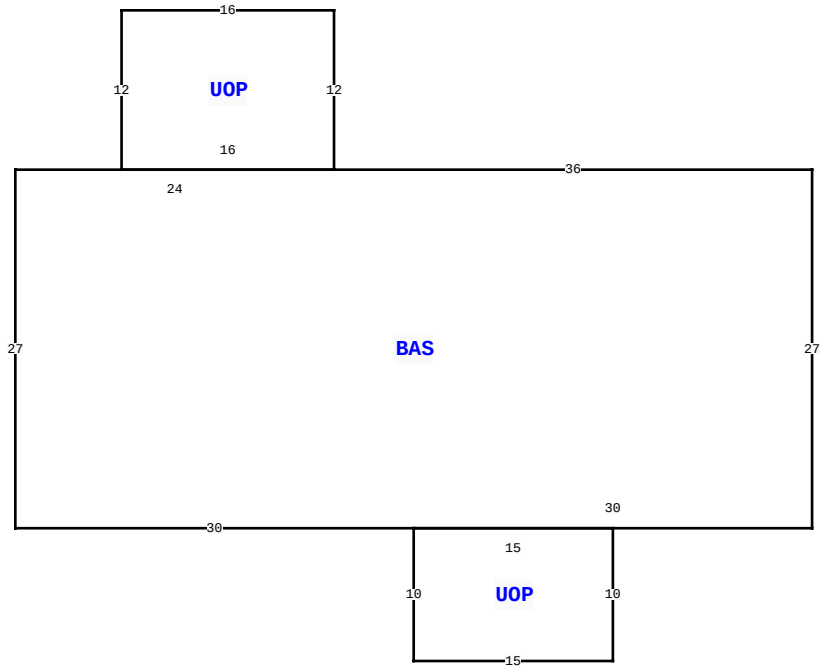
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,856
UOP	150	25		38	2,225
UOP	192	25		48	2,811
TOTALS	1,962			1,706	99,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,706	110.9000	106.46	181,621	1987	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1620 HX Base Yr 2010



200 NW ASTOR WAY, 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		99,892
TOTAL MARKET OB/XF VALUE		18,280
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		155,172
SOH/AGL Deduction		84,586
ASSESSED VALUE		70,586
TOTAL EXEMPTION VALUE	HX HB DX	50,586
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		155,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,098

XFOB:3:1: NOVA MH
XFOB:2:1: PINE MANOR MH
XFOB:1:1: ALLAM M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0488	2/26/2009	WD	Q	I	01	110,000

GRANTOR: KATHRYN BURCH
GRANTEE: ROCKY & LORETTA NIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N12 W16 S12 E16$ W24 S27 E30 UOP= S10 E15N10 W15$ E30 N27$.

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	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	40	1993	1993	3	40	480	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	
5	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

TOTAL OB/XF 18,280

LAND DESCRIPTION

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/M	157.00	322.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.90 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 05/08/2026 BY SYS