LOT 69 EASTSIDE VILLAGE S/D.

648-777, 813-2080, 838-2269, 936

NICHOLSON PATRICK
1080 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2027

34-3S-17-07018-169

BUILDING CHARACTERISTICS

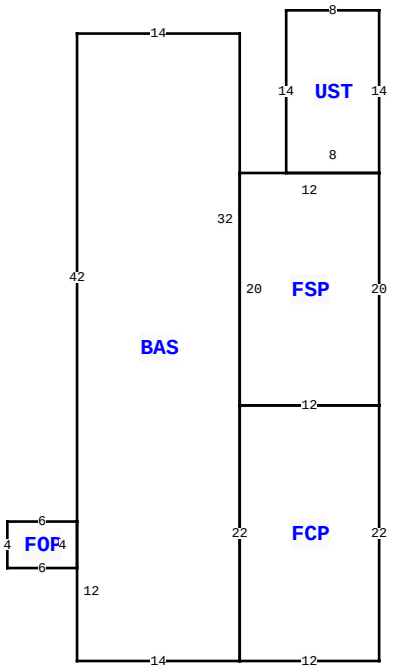
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	20,811
FCP	264	25		66	1,817
FOP	24	35		8	220
FSP	240	40		96	2,643
UST	112	45		50	1,376
TOTALS	1,396			976	26,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	976	114.7000	68.82	67,168	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 756 HX Base Yr 2017



208 SE JENESE 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		26,867
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		49,667
SOH/AGL Deduction		22,999
ASSESSED VALUE		26,668
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,668
TOTAL JUST VALUE		49,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1145	10/28/2026	WD	Q	I	01	83,000
GRANTOR: WOLZ MICHAEL J						
GRANTEE: NICHOLSON PATRICK						
1570/2207	6/18/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WOLZ						
GRANTEE: WOLZ MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S42 FOP= W6 S4 E6 N4$ S12 E14 FCP= E12 N22 W12 S22$ N22 FSP= E12 N20 UST= N14 W8 S14 E8$ W12 S20$ N32$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2017 BY DF Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS