COMM SW COR, N 30.30 FT TO N R/W
ALONG R/W 659.29 FT FOR POB, N 3
150.03 FT, S 316.24 FT, W 150 FT

CHRISTIE FREDERIC/CHRISTIE CHRISTINA
231 SW JOYCE GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-044

BUILDING CHARACTERISTICS

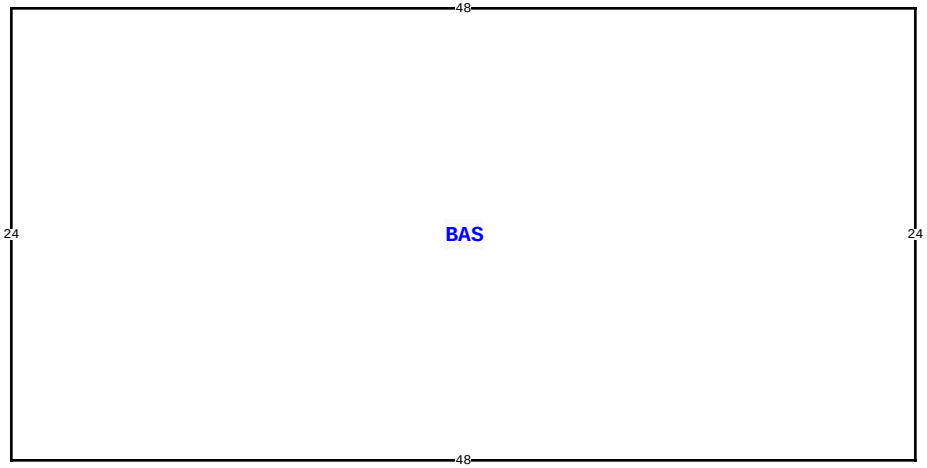
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	28,791
TOTALS	1,152			1,152	28,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	104.1300	62.48	71,977	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2020 Heated Area: 1152 HX Base Yr 2020



231 SW JOYCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1996	1996	3	50	540	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,791
TOTAL MARKET OB/XF VALUE		7,840
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		66,631
SOH/AGL Deduction		26,009
ASSESSED VALUE		40,622
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,622
TOTAL JUST VALUE		66,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37520	M H	300	12/10/2018
35415	M H	375	06/08/2017
35101	PUMP/UTPOL	50	03/28/2017
11390	M H	125	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2135	12/22/2022	WD	U	I	34	100
GRANTOR: LOCKLER TERESA						
GRANTEE: CHRISTIE FREDERICK						
1402/0234	12/27/2019	CD	U	I	21	10,000
GRANTOR: TERESA R LOCKLER						
GRANTEE: FREDRIC & CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,840

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	30,000.00	30,000.00	30,000							

REVIEW DATE 01/08/2020 BY JB Total Acres: 1.09 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS