

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

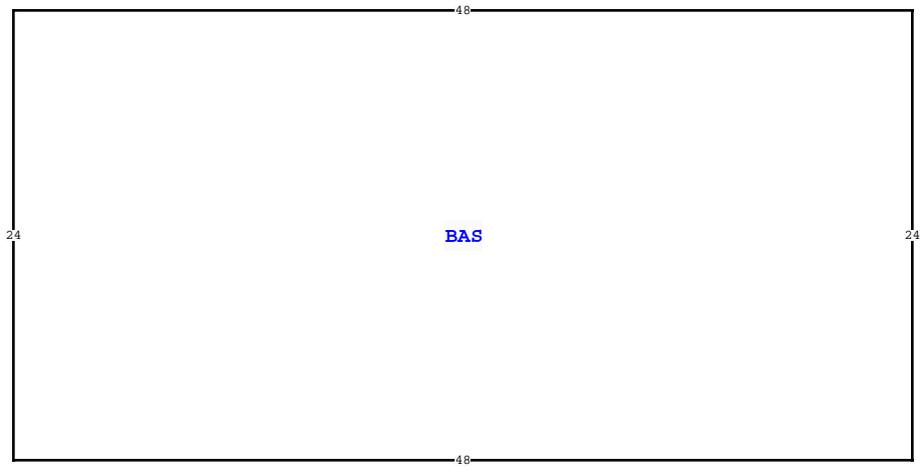
CHRISTIE FREDERIC/CHRISTIE CHRISTINA
231 SW JOYCE GLN
LAKE CITY, FL 32024

2026

34-4S-16-03274-044

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,152	100	
TOTALS	1,152		30,228

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2020								
				Heated Area: 1152			HX Base Yr	2020			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,228
TOTAL MARKET OB/XF VALUE			7,840
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			68,068
SOH/AGL Deduction			28,629
ASSESSED VALUE			39,439
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			14,439
TOTAL JUST VALUE			68,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,631

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						

EXTRA FEATURES																
L N	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	UT	3.00	3.00	50	1996	1996	3	50	540	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							