COMM 1056 FT E OF SW COR OF
SW1/4 OF SE1/4 FOR POB, RUN N
322.12 FT, E 258.65 FT, S

THOMAS TIFFANY L
765 SE HOPEFUL DR
LAKE CITY, FL 32025

2027

35-4S-17-09030-035

BUILDING CHARACTERISTICS

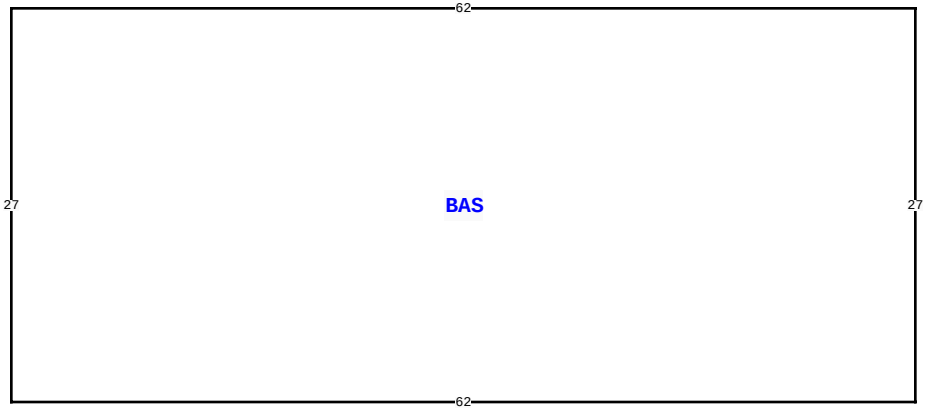
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	46,564
TOTALS	1,674			1,674	46,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	115.9000	69.54	116,410	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1674 HX Base Yr 2004



757 SE HOPEFUL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,080	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,564
TOTAL MARKET OB/XF VALUE		15,180
TOTAL LAND VALUE - MARKET		33,280
TOTAL MARKET VALUE		95,024
SOH/AGL Deduction		44,115
ASSESSED VALUE		50,909
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		25,909
TOTAL JUST VALUE		95,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,024

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9928	M H	125	07/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1561	2/24/2003	PR	Q	I	06	100

GRANTOR: TIFFANY THOMAS AS PER

GRANTEE: TIFFANY THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,180

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	2.08	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,280							

REVIEW DATE 07/17/2017 BY DF Total Acres: 2.08 Total Land Value: 33,280 Market: 0 Agricultural: 0 Common: 33,280 PRINTED 11/17/2026 BY SYS