

COMM SW COR OF SW1/4 OF SE1/4, E  
 POB, CONT E 127.30 FT, N 7 DEG E  
 126.80 FT, S 7 DEG W 319.78 FT T

DOVER BOBBY  
 649 SE APRIL LN  
 LAKE CITY, FL 32025

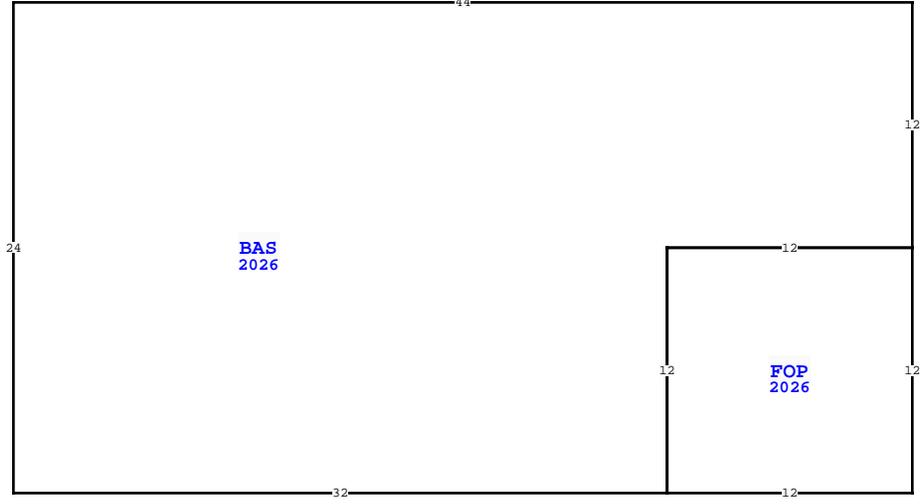
2026

35-4S-17-09030-086



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT	VINYL	100		
Interior Floor	00	N/A		0		
Air Condition	03	CENTRAL		100		
Heating Type	04	AIR DUCTED		100		
Bedrooms		2		100		
Bathrooms		2		100		
Frame	01	NONE		100		
Stories	1.	1.		100		
Units		0		100		
Condition Adj	03			100		
Kitchen Adjus	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	912	100	2026	912	97,098	
FOP	144	35	2026	50	5,323	
TOTALS	1,056			962	102,422	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area: 912				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			102,422
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			16,920
TOTAL MARKET VALUE			126,342
SOH/AGL Deduction			0
ASSESSED VALUE			126,342
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,931
TOTAL JUST VALUE			126,342
NCON VALUE			102,422
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			20,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053055	Mobile Home		05/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/819	2/07/2025	WD	Q	V	03	60,000
GRANTOR: LOWRY CAROL ANN						
GRANTEE: DOVER BOBBY						
1527/2762	11/21/2024	QC	U	I	11	100
GRANTOR: CLEGG GARY EDWARD						
GRANTEE: LOWRY CAROL ANN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BAS=[YR=2026;ORIG=0,-20] W44 S24 E32 N12 E12 N12 \$	
FOP=[YR=2026;ORIG=-12,-8] E12 S12 W12 N12 \$	

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	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	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	DPH 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	0.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,920							