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

2027

35-4S-17-09030-086

BUILDING CHARACTERISTICS

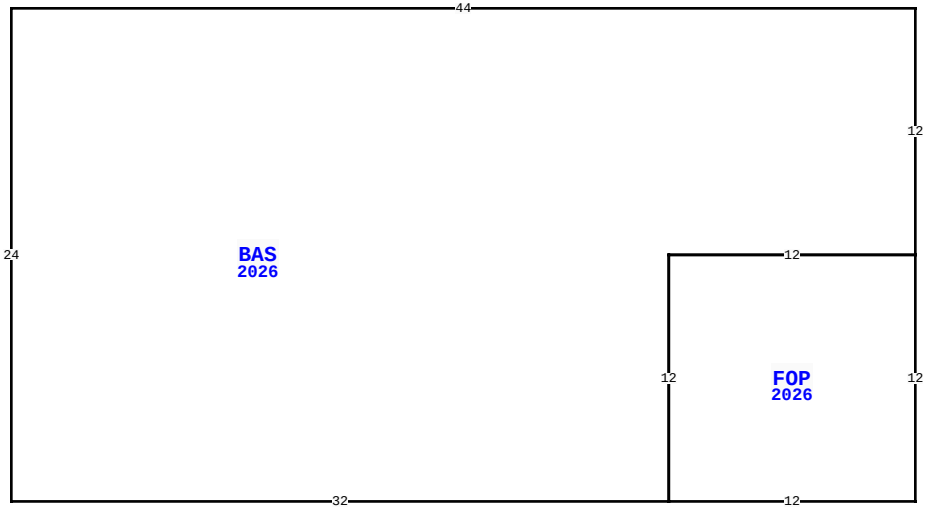
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	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	912	100	2026	912	96,097
FOP	144	35	2026	50	5,268
TOTALS	1,056			962	101,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	962	112.0000	107.52	103,434	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 912 HX Base Yr 2026



649 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,365
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,920
TOTAL MARKET VALUE		125,285
SOH/AGL Deduction		0
ASSESSED VALUE		125,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,874
TOTAL JUST VALUE		125,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,342

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,920							

REVIEW DATE 09/23/2025 BY JB Total Acres: 0.94 Total Land Value: 16,920 Market: 0 Agricultural: 0 Common: 16,920 PRINTED 11/17/2026 BY SYS