

BEG SW COR OF NW1/4, E 577.95 FT
A PT ON C/L OF LUCKY CR, W 577.9
FT TO POB. EX RD R/W. ALSO DESC

JEPSON ROBERT E
168 SW LUCKY DR
LAKE CITY, FL 32024

2025

04-4S-16-02772-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	2	100
Bathrooms	2	100
Stories	1.	1. 100
Architctual	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			06
NEIGHBORHOOD/LOC		4416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100		2,032	57,010
UCP	347	20		69	1,936
UOP	72	25		18	505
UOP	90	25		22	617
USP	189	35		66	1,852
TOTALS	2,730			2,207	61,920

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	0		00	0.00	0.00	4.55	AC	

REVIEW DATE 10/11/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,207	116.9000	70.14	154,799	1987	1987	0	0	0	60.00	40.00	
1 MOBILE HME - 0% - 2025													
Heated Area: 2032													
HX Base Yr													
168 SW LUCKY DR, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF													
8,400													

Total Acres: 4.55 Total Land Value: 32,760 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY										2
PAGE 1 of 1										
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 2					Tax Dist:					
BUILDING MARKET VALUE					61,920					
TOTAL MARKET OB/XF VALUE					8,400					
TOTAL LAND VALUE - MARKET					32,760					
TOTAL MARKET VALUE					103,080					
SOH/AGL Deduction					0					
ASSESSED VALUE					103,080					
TOTAL EXEMPTION VALUE					0					
BASE TAXABLE VALUE					103,080					
TOTAL JUST VALUE					103,080					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					87,643					
XF0B:2:1: TITA MH										
SALE:1:1:										