LOT 14 INDIAN RIDGE S/D PHS 1.
WD 1173-701, WD 1177-2375, WD 11

MESSERVY JOSEPH
189 NW TOMOKA CT
LAKE CITY, FL 32055-7643

2025

32-2S-16-01809-114

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

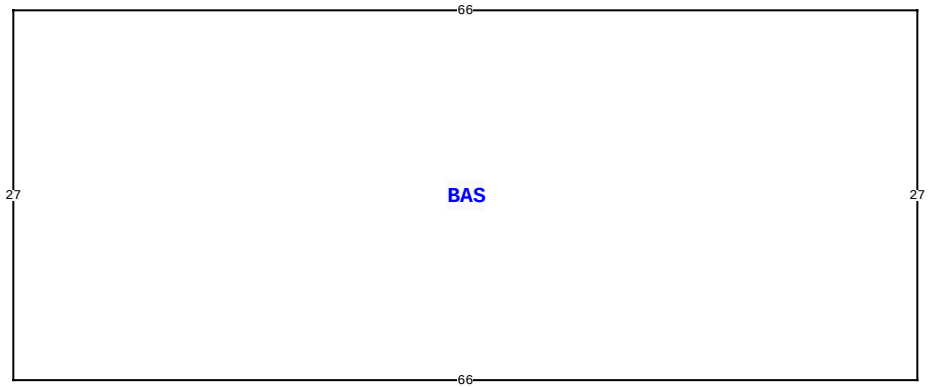
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 32216.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	173,681
TOTALS	1,782			1,782	173,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	116.5000	109.51	195,147	2018	2018	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



189 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,681
TOTAL MARKET OB/XF VALUE		18,700
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		237,381
SOH/AGL Deduction		18,029
ASSESSED VALUE		219,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,630
TOTAL JUST VALUE		237,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048596	Remodel	9,394	11/06/2023
000043162	Mobile Home		11/12/2021
36404	M H	616	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/0207	6/03/2019	WD	Q	I	01	132,000
GRANTOR: KIMBERLY HODIL BOWEN						
GRANTEE: JOSEPH MESSERVY						
1386/0206	5/31/2019	WD	U	I	11	100
GRANTOR: WESTRIDGE INC						
GRANTEE: KIMBERLY HODIL BOWE						

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	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
3	9945	Well/Sept	0	0	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	2,500.00	2,500.00	100	2022	2021		100	2,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,700

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/04/2023 BY JD Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/23/2025 BY SYS