

LOT 26 CARTER ACRES S/D UNIT 1.
847-1809, WD 1148-616, WD 1251-1

SANDERS MARCUS/SANDERS SARIAH
188 NW NATASHA GLN
LAKE CITY, FL 32055-8200

2026

02-3S-16-01910-027



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	31	VINYL SID 100				
Roof Structur	03	GABLE/HIP 100				
Roof Cover	03	COMP SHNGL 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 Units	01	CONV 100 0 100				
Quality	05	05				
DOR CODE	0200	MOBILE HOME				
MAP NUM		MKT AREA			03	
NEIGHBORHOOD/LOC	1316.0100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,040	100		1,040	82,401	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,040	113.9000	107.07	111,353	2014	2013	0	0	26.00	74.00
1 MANUF 1 100% - 2014 Heated Area: 1040 HX Base Yr 2014											
26 40 40 26 BAS											
188 NW NATASHA GLN, LAKE CITY											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	04/15/2025	
				INC DATE					AG DATE	MLU	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								82,401					
TOTAL MARKET OB/XF VALUE								0					
TOTAL LAND VALUE - MARKET								14,721					
TOTAL MARKET VALUE								97,122					
SOH/AGL Deduction								46,371					
ASSESSED VALUE								50,751					
TOTAL EXEMPTION VALUE								HX		HB		25,751	
BASE TAXABLE VALUE								25,000					
TOTAL JUST VALUE								97,122					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								99,349					
LAND:1:1: PARTLY LOW & WET													
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
31467				M H				404			09/23/2013		
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE			
1251/1867		3/18/2013		WD	Q	V	03			12,000			
GRANTOR: YVONNE C GRIFFIN													
GRANTEE: MARCUS & SARIAH SAN													
1148/0616		3/31/2008		WD	Q	V	03			100			
GRANTOR: HUNTER													
GRANTEE: YVONNE C GRIFFIN (F													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W40 S26 E40 N26\$.													
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