COMM NW COR, RUN S 395.10 FT FOR
S 927 FT, W 470 FT, N 927 FT TO

KERLEY CHARLES R/KERLEY SHARON L
386 NW RADFORD CT
LAKE CITY, FL 32025

2026

02-3S-16-01943-001

COLUMBIA COUNTY PROPERTY

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		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

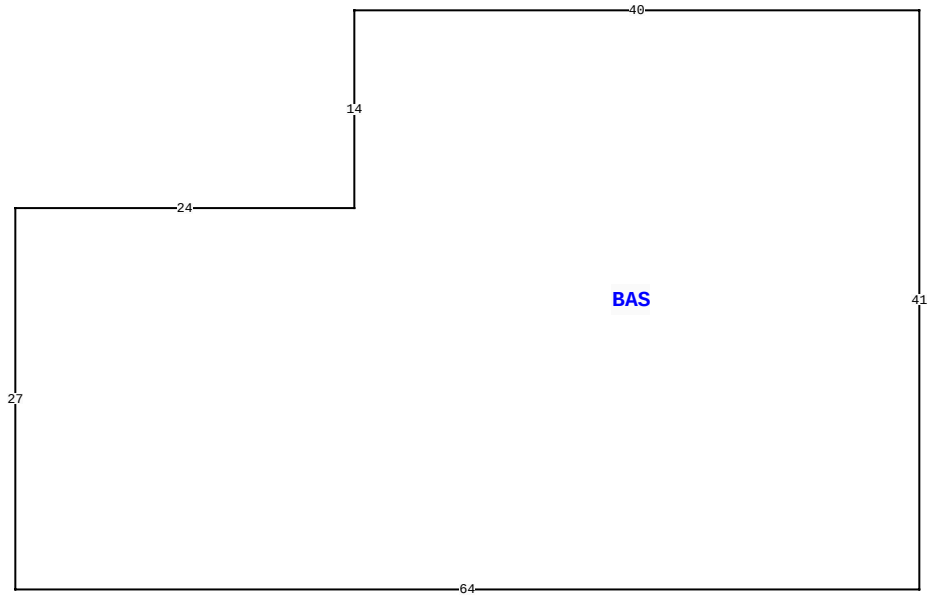
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 2316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100		2,288	218,029
TOTALS	2,288			2,288	218,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,288	113.9000	107.07	244,976	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2021 Heated Area: 2288 HX Base Yr 2021



386 NW RADFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		431,255
TOTAL MARKET OB/XF VALUE		21,756
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		518,011
SOH/AGL Deduction		160,773
ASSESSED VALUE		357,238
TOTAL EXEMPTION VALUE	HX HB DH DHB	101,444
BASE TAXABLE VALUE		255,794
TOTAL JUST VALUE		518,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042348	Mobile Home		07/16/2021
37499	M H	860	11/30/2018
10344	PUMP/UTPOL	30	10/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/2503	1/18/2017	QC	U	V	11	100
GRANTOR: CHARLES R & SHARON L						
GRANTEE: CHARLES & SHARON KE						
1298/1565	7/29/2015	WD	U	I	11	100
GRANTOR: FERNANDO & ELAINE STU						
GRANTEE: CHARLES R & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 W24 S27 E64 N41$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	24	48	1,152.00	UT	4.00	4.00	75	2018	2018	3	75	3,456	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 21,756

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	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 05/08/2023 BY JB Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/03/2025 BY SYS

COMM NW COR, RUN S 395.10 FT FOR
S 927 FT, W 470 FT, N 927 FT TO

KERLEY CHARLES R/KERLEY SHARON L
386 NW RADFORD CT
LAKE CITY, FL 32025

2026

02-3S-16-01943-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

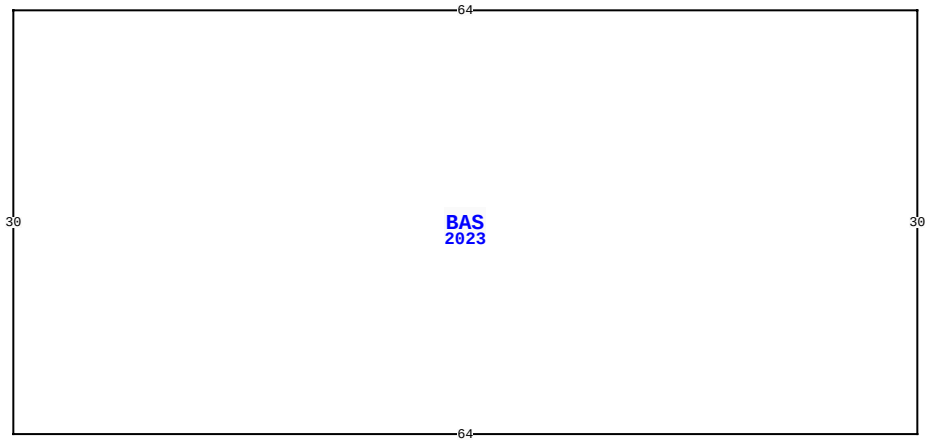
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	2316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2023	1,920	213,226
TOTALS	1,920			1,920	213,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	113.5000	116.90	224,448	2022	2022	0	0	0	5.00	95.00

3 MANUF 3 100% - 2023 Heated Area: 1920 HX Base Yr 2021



386 NW RADFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		431,255
TOTAL MARKET OB/XF VALUE		21,756
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		518,011
SOH/AGL Deduction		160,773
ASSESSED VALUE		357,238
TOTAL EXEMPTION VALUE	HX HB DH DHB	101,444
BASE TAXABLE VALUE		255,794
TOTAL JUST VALUE		518,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2503	1/18/2017	QC	U	V	11	100
GRANTOR: CHARLES R & SHARON L						
GRANTEE: CHARLES & SHARON KE						
1298/1565	7/29/2015	WD	U	I	11	100
GRANTOR: FERNANDO & ELAINE STU						
GRANTEE: CHARLES R & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,17] E64 S30 W64 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/08/2023 BY JB Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/03/2025 BY SYS