COMM SE COR OF SEC, RUN W 617.23
US-41, NW ALONG R/W 430.98 FT, W
RUN SW ALONG CIRCLE R/W 120.85 F

DONALD LYLE G
297 NW FLAMINGO GLN
LAKE CITY, FL 32055

2026

02-3S-16-01946-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

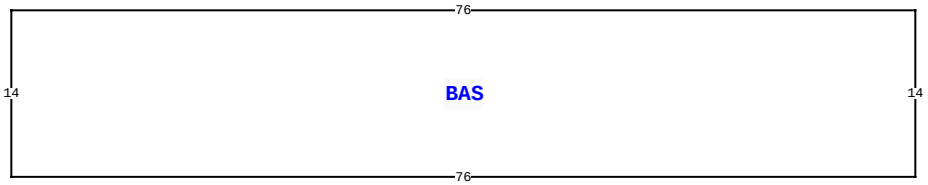
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	19,144
TOTALS	1,064			1,064	19,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,064	81.7785	44.98	47,859	1988	1988	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2017 Heated Area: 1064 HX Base Yr 2017



297 NW FLAMINGO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,144
TOTAL MARKET OB/XF VALUE		8,008
TOTAL LAND VALUE - MARKET		23,238
TOTAL MARKET VALUE		50,390
SOH/AGL Deduction		22,435
ASSESSED VALUE		27,955
TOTAL EXEMPTION VALUE	HX HB SX	27,955
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13350	M H	125	11/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1200/0240	8/17/2010	WD	Q	V	01	20,000
GRANTOR: JAMES L ANDERSON						
GRANTEE: LYLE G DONALD						
0847/2359	10/07/1997	WD	Q	V		10,000
GRANTOR: BROWN						
GRANTEE: ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0060	CARPORT F	0	100	20	40	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,008	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,008

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		RSF/MH	0.00	0.00	2.75	AC		1.00	1.00	0.65	13,000.00	8,450.00	23,238							

REVIEW DATE 05/08/2023 BY JB Total Acres: 2.75 Total Land Value: 23,238 Market: 0 Agricultural: 0 Common: 23,238 PRINTED 11/10/2025 BY SYS