COMM SE COR OF SEC, RUN W 612.26
RUN N 348.43 FT TO S R/W CO RD,
R/W 230.22 FT, S 338.44 FT TO SE

WHITE PATRICIA J
173 SE GWOFFIN CT
LAKE CITY, FL 32025

2026

02-6S-17-09553-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

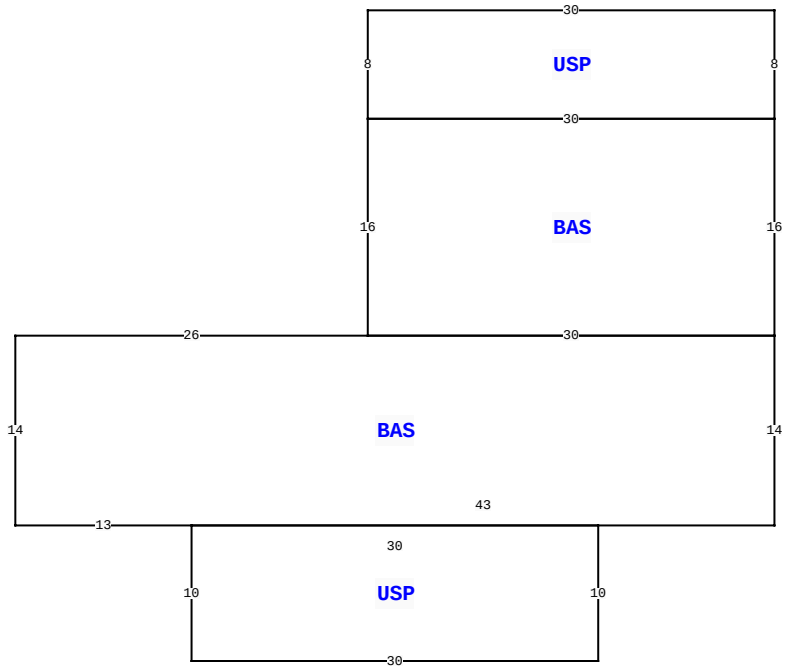
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	13,236
BAS	784	100		784	21,620
USP	240	35		84	2,316
USP	300	35		105	2,896
TOTALS	1,804			1,453	40,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,453	114.9000	68.94	100,170	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 1264 HX Base Yr 1998



135 SE GWOFFIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,068
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		78,368
SOH/AGL Deduction		30,419
ASSESSED VALUE		47,949
TOTAL EXEMPTION VALUE	HX HB WX SX	47,949
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		78,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13346	M H	125	11/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1108	4/19/2023	LE	U	I	14	47,000
GRANTOR: WHITE PATRICIA J (AKA						
GRANTEE: WHITE PATRICIA J (L						
0865/0764	9/01/1998	WD	Q	V	01	0
GRANTOR: DAVID CHRISTY						
GRANTEE: DAVID CHRISTY & P W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 E13 USP= S10 E30 N10 W30$ E43 N14 BAS= N16 USP= N8 W30 S8 E30$ W30 S16 E30$ W30$.

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	0.00	0.00	100	2005	2005	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	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 10,300

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 09/27/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS