LOT 12 SUZANNE S/D UNIT 2.
756-573, 756-575, 769-1675, 783-

WEST KRISTEN LEE
250 SE OPAL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

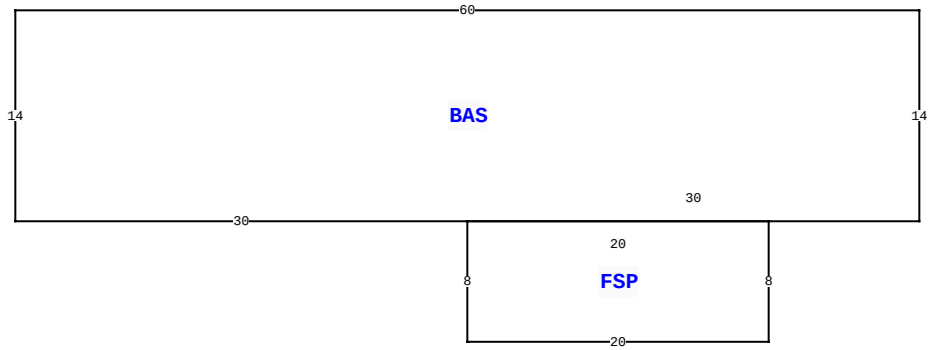
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	17,002
FSP	160	40		64	1,295
TOTALS	1,000			904	18,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	904	84.3300	50.60	45,742	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 840 HX Base Yr 2020



248 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		18,297
TOTAL MARKET OB/XF VALUE		3,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		40,447
SOH/AGL Deduction		17,965
ASSESSED VALUE		22,482
TOTAL EXEMPTION VALUE	HX HB	22,482
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		40,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,825

XFOB:1:1: CONCORD ID#ED1093A ORB 783-1593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/0749	12/16/2019	QC	U	I	11	100
GRANTOR: KAREN L KIMBRIL						
GRANTEE: KRISTEN LEE WEST						
1306/1798	12/28/2015	QC	U	I	11	100
GRANTOR: TRAVIS R KIMBRIL						
GRANTEE: KAREN L KIMBRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W60 S14 E30 FSP= S8 E20 N8 W20$ E30$.

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	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS