LOT 18 SUZANNE S/D UNIT 2.
ORB 405-187, 707-038, 742-053

CHANDLER JUNIOR L/CHANDLER RANDALL
529 SE PLANT ST
LAKE CITY, FL 32025

2025

03-4S-17-07570-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

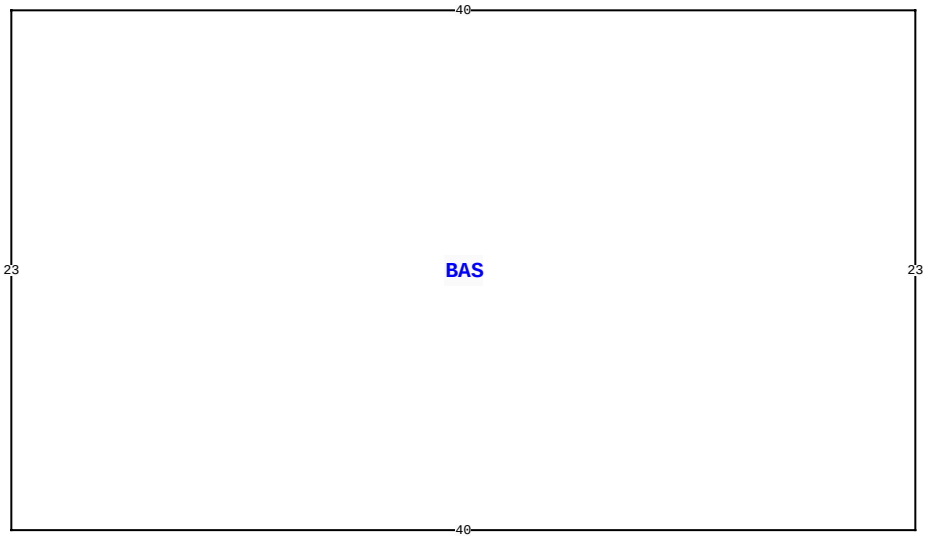
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	25,149
TOTALS	920			920	25,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	113.9000	68.34	62,873	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 920 HX Base Yr 1999



135 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		25,149
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		48,069
SOH/AGL Deduction		20,193
ASSESSED VALUE		27,876
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,876
TOTAL JUST VALUE		48,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,090

XFOB:2:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10952	M H	125	03/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0871/1638	11/18/1998	WD	Q	I	01	9,000
GRANTOR: CHANDLER						
GRANTEE: CHANDLER ETAL JTWRS						
0856/0096	3/31/1998	WD	Q	I		34,000
GRANTOR: ALFORD						
GRANTEE: CHANDLER						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1996	1996	3	100	720	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,420

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 08/20/2025 BY SYS