

KOLPACK CLYDE R/KOLPACK TRACI L
437 SW PECAN GLN
LAKE CITY, FL 32024

LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		VINYL SID 100		0800		02		1,890		89.2620		53.56		101,228		1994		1994		0		0		0 60.00		40.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		2		MOBILE HME		0%		0				Heated Area: 1890														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 3									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		12		HARDWOOD 80																										BUILDING MARKET VALUE									
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET OB/XF VALUE									
Air Condition		02		WINDOW 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				4 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Stories		1.		1. 100																										TOTAL EXEMPTION VALUE									
Architectual		01		CONV 100																										BASE TAXABLE VALUE									
Units				0 100																										TOTAL JUST VALUE									
Condition Adj		02		02 100																										NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
																														LAND:1:1: 4.02 AC									
																														XFOB:1:1: CONCORD M H									
Quality		03		03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																										01									
NEIGHBORHOOD/LOC				3516.0500																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,890		100				1,890		40,491																													
TOTALS		1,890						1,890		40,491																													
EXTRA FEATURES										437 SW PECAN GLN, LAKE CITY										BLD DATE				LGL DATE				04/07/2025		MLU									
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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																							
1	0040	BARN, POLE	0	0	15	24	360.00	UT	2.50	2.50	75	1995	1995	3	75	675																							
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200																							
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
4	0327	STABLES-SM	0	0	0	0	1.00	UT	10,000.00	10,000.00	75	2014	2014	3	75	7,500																							
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																							
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																							
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000																							
LAND DESCRIPTION										TOTAL OB/XF										21,775																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180																						