W1/2 OF N 224.41 FT OF S 1071.9 FT OF SW1/4 OF NW1/4, EX RD R/W.

WHITE CLARA MAY
144 SW SHADY LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

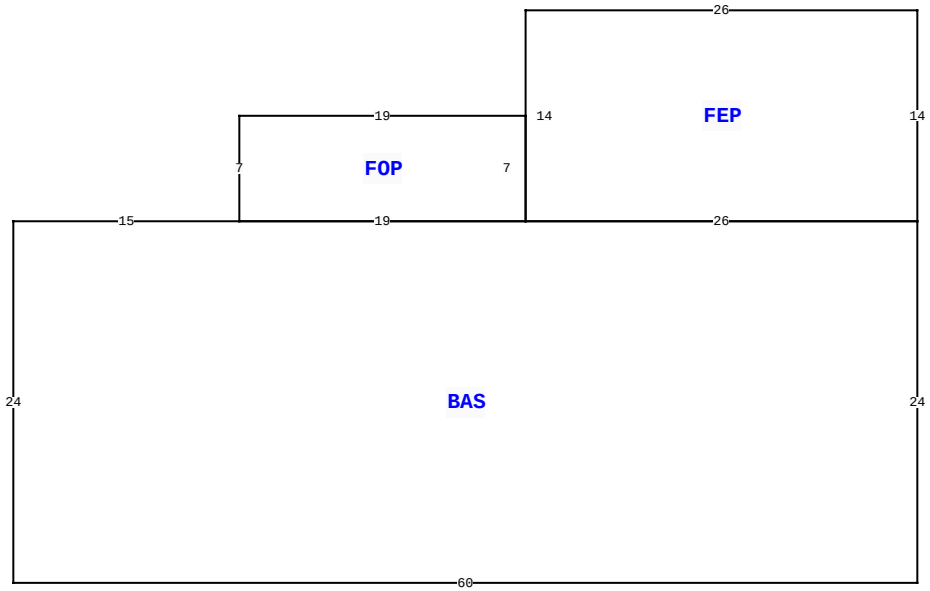
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	39,364
FEP	364	85		309	8,447
FOP	133	35		47	1,285
TOTALS	1,937			1,796	49,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,796	113.9000	68.34	122,739	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1440 HX Base Yr 1998



144 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		49,096
TOTAL MARKET OB/XF VALUE		11,890
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		73,986
SOH/AGL Deduction		38,723
ASSESSED VALUE		35,263
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,263
TOTAL JUST VALUE		73,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,986

SALE:8:1:
SALE:7:1:
SALE:6:1:
SALE:5:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2638	7/22/2024	LE	U	I	14	100
GRANTOR: WHITE CLARA MAY (ENH						
GRANTEE: WHITE MATTHEW THOMA						
0846/0973	9/19/1997	WD	Q	I		36,500
GRANTOR: DINGLE						
GRANTEE: WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S24 E60 N24 FEP= N14 W26 S14 E26$ W26 FOP= N7 W19 S7 E19$ W19$.

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	400.00	UT	4.50	4.50	60	1993	1993	3	60	1,080	
2	0169	FENCE/WOOD	0	100	0	0	120.00	UT	7.50	7.50	30	0	0	3	30	270	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,890

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/11/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/07/2025 BY SYS