COMM 25 FT S OF NW COR OF SE1/4
334.81 FT FOR POB, CONT E 334.80
W 334.80 FT, N 365 FT TO POB.

BROCK WILLIAM W JR
198 SW MABREY GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

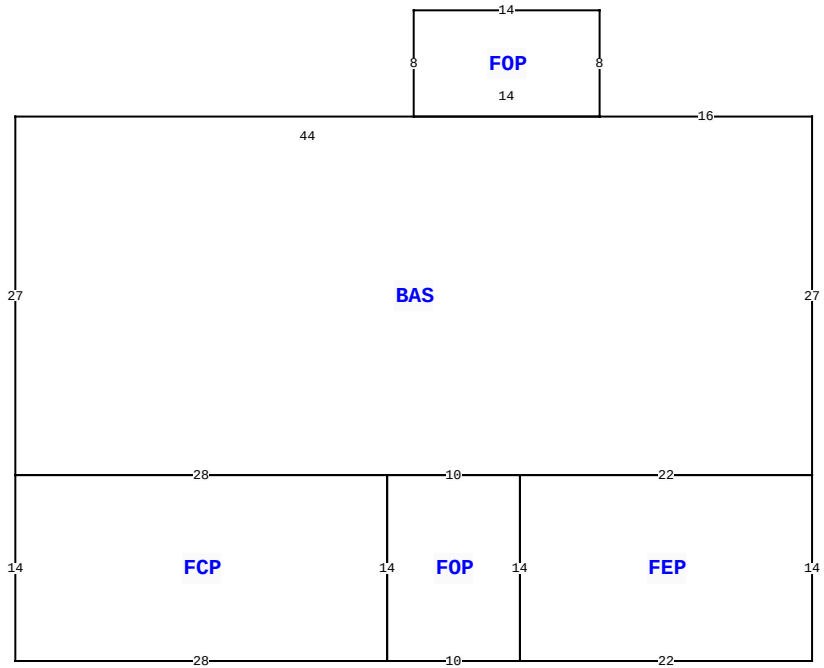
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	43,118
FCP	392	25		98	2,608
FEP	308	85		262	6,973
FOP	112	35		39	1,038
FOP	140	35		49	1,304
TOTALS	2,572			2,068	55,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,068	110.9000	66.54	137,605	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1620 HX Base Yr 2022



198 SW MABREY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,042
TOTAL MARKET OB/XF VALUE		13,420
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		98,462
SOH/AGL Deduction		27,371
ASSESSED VALUE		71,091
TOTAL EXEMPTION VALUE	HX HB 13	71,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19017	M H	125	12/06/2001
19017	M H	125	12/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/2605	9/27/2021	LE	U	I	14	100
GRANTOR: BROCK WILLIAM W						
GRANTEE: BROCK DONALD J						
1446/458	8/30/2021	QC	U	I	11	100
GRANTOR: BROCK WILLIAM W						
GRANTEE: BROCK WILLIAM W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N8 W14 S8 E14$W44 S27 FCP= S14 E28 N14 W28$E28
FOP= S14 E10 N14 W10$ E10FEP= S14 E22 N14 W22$ E22 N27$.

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	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	620	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,420

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	0102	C	SFR/MH	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 10/09/2023 BY JB Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/10/2025 BY SYS