

LOT 6 TIFFANY OAKS S/D.
915-1549, 932-295, 942-2346, 946

MCDOWALL RODNEY LOUIS/MCDOWALL MERRILY SUZANNE
131 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-206



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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

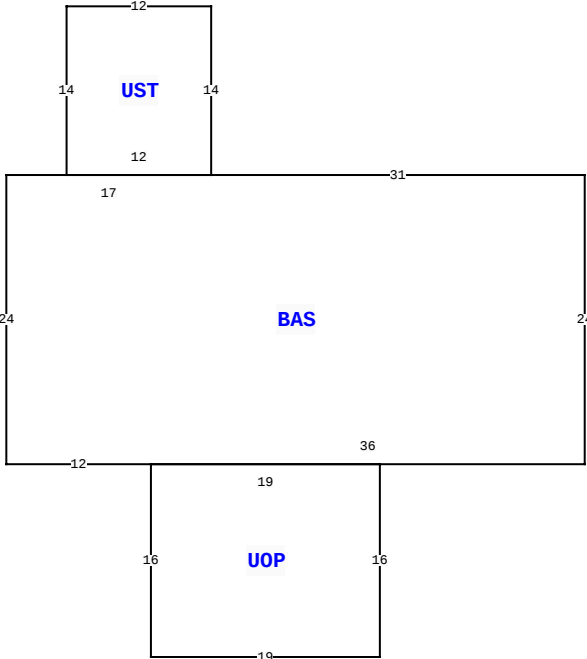
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,222
UOP	304	25		76	4,633
UST	168	45		76	4,633
TOTALS	1,624			1,304	79,487

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	12	90	1,080.00	UT	3.00	3.00	60	2007
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RMH-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,304	117.9000	110.83	144,522	1996	1996	0	0	0 45.00	55.00
1 MANUF 1			100% - 2016	Heated Area: 1152				HX Base Yr 2016			



131 SW TRANQUIL GLN, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/21/2023 MLU					

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										79,487	
TOTAL MARKET OB/XF VALUE										8,944	
TOTAL LAND VALUE - MARKET										22,500	
TOTAL MARKET VALUE										110,931	
SOH/AGL Deduction										64,272	
ASSESSED VALUE										46,659	
TOTAL EXEMPTION VALUE										25,000	
BASE TAXABLE VALUE										21,659	
TOTAL JUST VALUE										110,931	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										110,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16809	M H	125	03/29/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1527/1603	11/01/2024	WD	U	I	34	100			
GRANTOR: KELLY COMPANIES OF LA									
GRANTEE: MCDOWALL RODNEY LOU									
1304/0757	11/12/2015	AG	U	I	40	100			
GRANTOR: SUSANNEE H & MARIE P									
GRANTEE: RODNEY L & MERRILY									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W31 UST= N14 W12 S14 E12\$ W17 S24 E12 UOP= S16 E19 N16 W19\$ E36 N24\$.											

TOTAL OB/XF											
8,944											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RMH-2	0.00	0.00	1.00	LT	