LOT 7 TIFFANY OAKS S/D.
908-1788, 977-1040, WD 1001-2028

JEWELL JANICE MAE/MANNING JANICE SUE
155 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

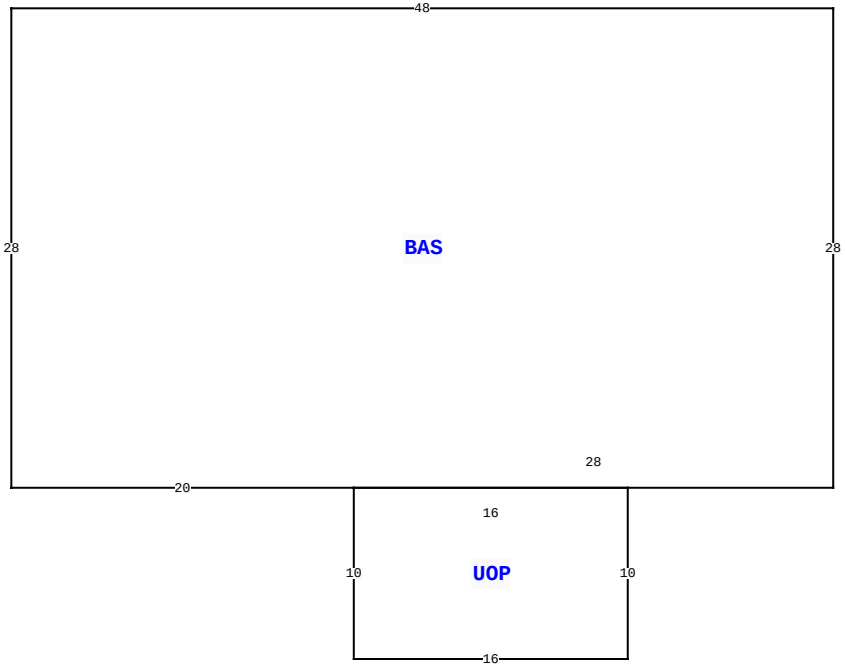
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,344	100		1,344	86,161
UOP	160	25		40	2,564
TOTALS	1,504			1,384	88,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,384	124.0050	116.56	161,319	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1344 HX Base Yr 2022



155 SW TRANQUIL GLN, 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		88,725
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		118,225
SOH/AGL Deduction		31,714
ASSESSED VALUE		86,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,789
TOTAL JUST VALUE		118,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16929	M H	125	05/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/207	1/27/2021	WD	Q	I	01	100,000
GRANTOR: SNOW EDWARD G						
GRANTEE: JEWELL JANICE MAE						
1058/1844	9/15/2005	WD	Q	I		68,900
GRANTOR: KELLY COMPANIES						
GRANTEE: EDWARD G & LUAREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E20 UOP= S10 E16 N10 W16$ E28 N28$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/09/2023 BY JB Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/04/2025 BY SYS