LOT 8 TIFFANY OAKS S/D.

893-1678, WD 1397-1680

SMITH SHERI L
163 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

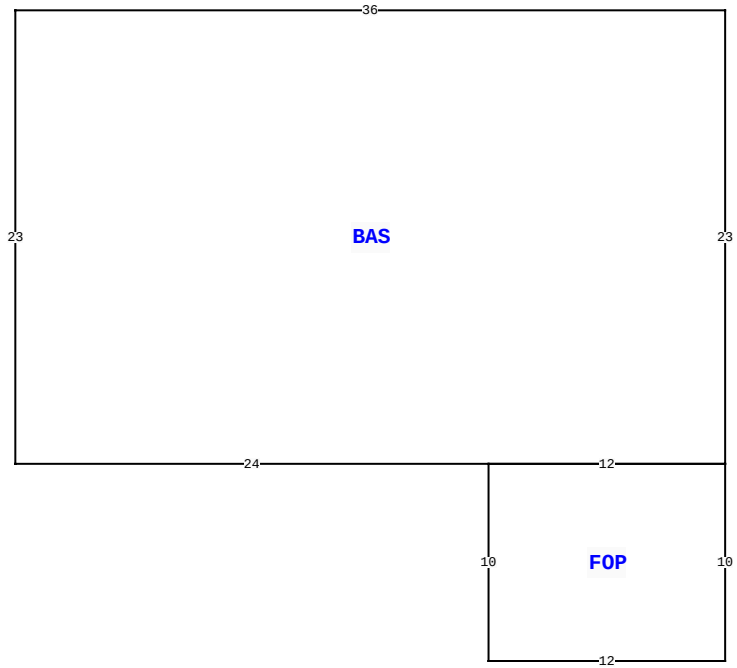
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	828	100		828	20,250
FOP	120	35		42	1,027
TOTALS	948			870	21,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	870	101.9000	61.14	53,192	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 828 HX Base Yr 2000



163 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		21,277
TOTAL MARKET OB/XF VALUE		10,850
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		54,627
SOH/AGL Deduction		24,519
ASSESSED VALUE		30,108
TOTAL EXEMPTION VALUE	HX HB DX WX	30,108
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		54,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,627

SALE:1:1: WELL, SEPTIC & POWER POLE INCL

LAND:1:1: .56 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1680	10/30/2019	WD	U	I	34	0
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: SHERI L SMITH						
0893/1678	8/06/1999	AG	Q	V		17,700
GRANTOR: KELLY COMPANIES						
GRANTEE: S SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 E24 FOP= S10 E12 N10 W12$ E12 N23$.

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.00	5.00	50	1993	1993	3	50	360	
2	0169	FENCE/WOOD	0	100	0	0	240.00	UT	13.50	13.50	100	2007	2007	3	100	3,240	
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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,850

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: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/04/2025 BY SYS