LOT 9 TIFFANY OAKS S/D.
915-1555, CT 993-1762, WD 1038-2

RUEGER JENNA
162 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-209

BUILDING CHARACTERISTICS

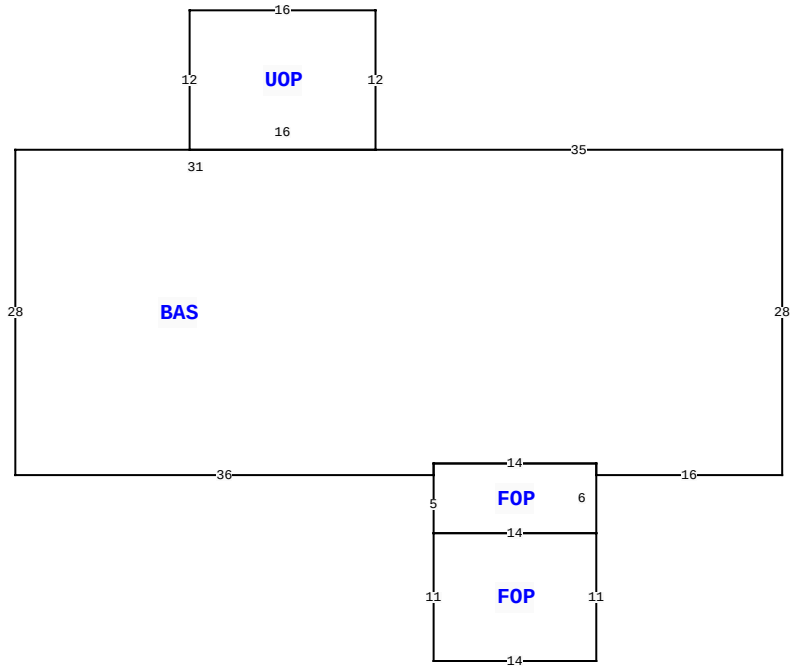
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,834	100		1,834	95,867
FOP	84	35		29	1,516
FOP	154	35		54	2,823
UOP	192	25		48	2,509
TOTALS	2,264			1,965	102,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,965	115.9000	95.04	186,754	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1834 HX Base Yr 2025



162 SW TRANQUIL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,715
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		137,215
SOH/AGL Deduction		0
ASSESSED VALUE		137,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,493
TOTAL JUST VALUE		137,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22411	SFR	465	10/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/828	4/25/2024	WD	U	I	11	100
GRANTOR: SLATER MARIE						
GRANTEE: RUEGER JENNA						
1512/1227	4/15/2024	WD	Q	I	01	135,000
GRANTOR: SLATER MARIE						
GRANTEE: RUEGER JENNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UOP= N12 W16 S12 E16$ W31 S28 E36 FOP= S5 FOP= S11 E14 N11 W14$ E14 N6 W14 S1$ N1 E14 S1 E16 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
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	2017	2017	3	100	2,500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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 04/22/2024 BY TP Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/04/2025 BY SYS