LOT 11 TIFFANY OAKS S/D.

896-1883, WD 1094-1449, WD 1094-

CLINTON STEVIE RAY
122 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

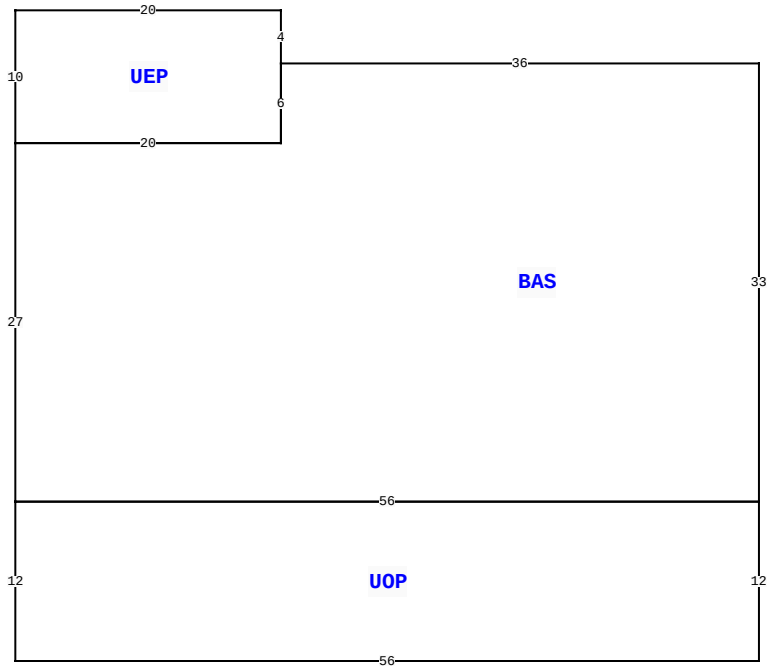
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,728	100		1,728	103,546
UEP	200	70		140	8,389
UOP	672	25		168	10,067
TOTALS	2,600			2,036	122,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,036	115.9000	108.95	221,822	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1728 HX Base Yr 2010



122 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		122,002
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		151,502
SOH/AGL Deduction		94,272
ASSESSED VALUE		57,230
TOTAL EXEMPTION VALUE	13 HX HB	57,230
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		151,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2585	4/01/2022	WD	U	I	11	100
GRANTOR: WHITE SARAH K						
GRANTEE: CLINTON STEVIE RAY						
1187/0681	1/12/2010	AG	U	I	11	0
GRANTOR: SARAH K WHITE						
GRANTEE: STEVIE RAY CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UEP= N4 W20 S10 E20 N6$ S6 W20 S27 UOP= S12 E56 N12 W56$ E56 N33$.

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: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/03/2025 BY SYS