LOT 10 ANDERSON ACRES S/D.

969-2623, CT 1033-1901, WD 1046-

BARRON AUSTIN/BARRON ELIZABETH
354 NW WHITLEY GLN
LAKE CITY, FL 32055

2025

05-3S-17-04853-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

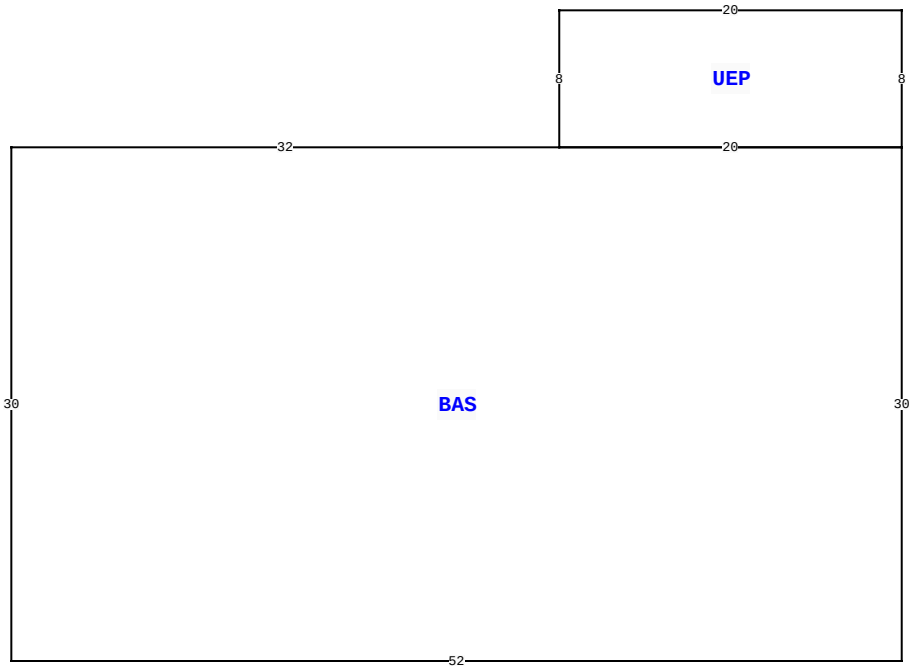
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	91,335
UEP	160	70		112	6,557
TOTALS	1,720			1,672	97,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,672	105.0000	86.10	143,959	2005	2010	0	0	0	32.00	68.00

1 MANUF 1 0% - 2025 Heated Area: 1560 HX Base Yr



354 NW WHITLEY 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: 3	Tax Dist:
BUILDING MARKET VALUE	97,892
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,492
SOH/AGL Deduction	0
ASSESSED VALUE	124,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,492
TOTAL JUST VALUE	124,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23246	M H	304	06/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2134	11/15/2024	WD	U	I	41	160,000
GRANTOR: LAKE CITY PROPERTY DE						
GRANTEE: BARRON AUSTIN						
1509/1980	3/01/2024	WD	Q	I	01	48,300
GRANTOR: BUFFINGTON MARHTA ANN						
GRANTEE: LAKE CITY PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S30 E52 N30 UEP= N8 W20 S8 E20$ W20$.

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/10/2024 BY TP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/22/2025 BY SYS