LOT 16 ANDERSON ACRES S/D.

WD 1103-2658, CT 1285-2289, CT 1

JANNONE CAROLYN
158 NW WHITLEY GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

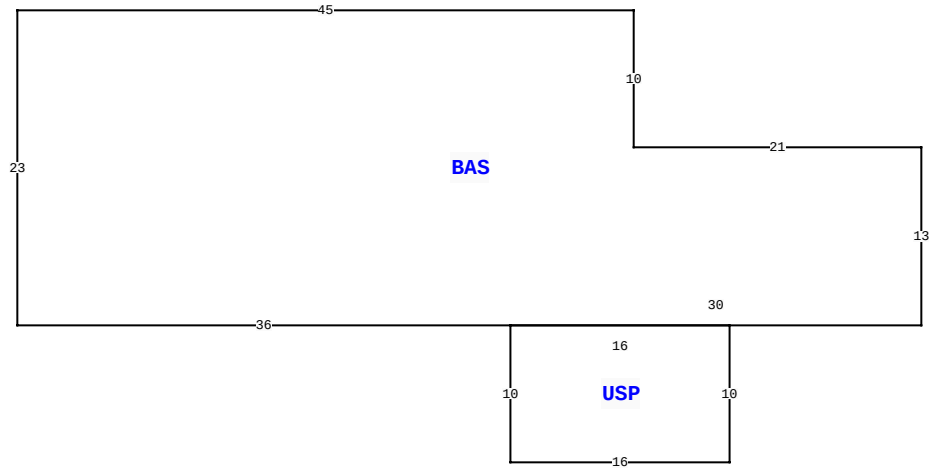
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	1,308	100		1,308	7,210
USP	160	35		56	309
TOTALS	1,468			1,364	7,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0801	02	1,364	50.1000	27.56	37,592	1990	1990	0	0	25	60.00	20.00

1 MH/NOTITLE 100% - 2021 Heated Area: 1308 HX Base Yr 2021



158 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		7,518
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		33,818
SOH/AGL Deduction		12,614
ASSESSED VALUE		21,204
TOTAL EXEMPTION VALUE	HX HB	21,204
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		33,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		33,818

PRMT:2:1: SANDRA GASKINS

PRMT:1:1: HENDERSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21525	M H	250	02/17/2004
19927	M H	125	09/04/2002
15272	M H	125	03/23/1999
13326	M H	125	11/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0105	12/23/2019	WD	Q	I	01	18,500
GRANTOR: SUBRANDY LTD						
GRANTEE: CAROLYN JANNONE						
1393/1609	8/29/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S23 E36 USP= S10 E16 N10 W16$ E30 N13 W21 N10$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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

REVIEW DATE 08/11/2015 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS