

COMM AT NW COR OF SW1/4 OF NE 1/
208.84 FT FOR POB E 170.07 FT, S
170.07 FT, N 512.48 FT TO POB.

BRINKLEY TRACY E SR/BRINKLEY SABRINA D
166 NW BAGEL CT
LAKE CITY, FL 32055

2026

06-3S-16-02003-006



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		4 100
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		01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
TOTALS	2,356			2,356	141,177

EXTRA FEATURES					
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L N	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	2013	2013	3	100	100	
3	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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100			0.00	0.00	2.00	AC		1.00	1.00	0.80	14,000.00	11,200.00

REVIEW DATE	04/25/2022	BY	JS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,356	115.9000	108.95	256,686	2005	2005	0	0	45.00	55.00
1 MANUF 1		100% - 2006			Heated Area: 2356				HX Base Yr 2006		
31 BAS 31 76 76											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU
166 NW BAGEL CT, LAKE CITY			

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W76 S31 E76 N31\$.																

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				141,177	
TOTAL MARKET OB/XF VALUE				8,300	
TOTAL LAND VALUE - MARKET				22,400	
TOTAL MARKET VALUE				171,877	
SOH/AGL Deduction				69,370	
ASSESSED VALUE				102,507	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				51,785	
TOTAL JUST VALUE				171,877	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				171,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043891	Roof Replacement	12,000	03/10/2022
22558	M H	429	12/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1030/0444	10/29/2004	QC	Q	V	03	100
GRANTOR: BRINKLEY						
GRANTEE: BRINKLEY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W76 S31 E76 N31\$.						

Total Acres: 2.00

Total Land Value: 22,400

Market: 0

Agricultural: 0

Common: 22,400

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