

COMM NE COR OF NW1/4 OF NW1/4,
S 210 FT FOR POB, CONT S
489.99 FT, W 444.89 FT, N

ANDERSON KYLE D/ANDERSON SARAH M
2384 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

06-5S-18-10568-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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 Units	01	CONV 100 0 100

Quality	05 05		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	147,500
TOTALS	1,680			1,680	147,500

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0200	C	MBL HM	100	

REVIEW DATE	12/05/2016	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	1,680	113.9000	107.07	179,878	2017	2016	0	0	0	18.00	82.00	
1 MANUF 1 100% - 2017 Heated Area: 1680 HX Base Yr 2017													
30 BAS 30													
TOTALS 1,680 1,680 147,500													

2384 SE HIGH FALLS RD, LAKE CITY	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														7,600
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						147,500						
TOTAL MARKET OB/XF VALUE						7,600						
TOTAL LAND VALUE - MARKET						22,500						
TOTAL MARKET VALUE						177,600						
SOH/AGL Deduction						89,973						
ASSESSED VALUE						87,627						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						36,905						
TOTAL JUST VALUE						177,600						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						181,198						