LOT 7 HOBBS HEIGHTS S/D.
396-116, 759-1247, 942-1093, 972

FORSYTHE JANNON MARIA
358 NW IRENE LN
LAKE CITY, FL 32055

2026

08-4S-16-02816-009

BUILDING CHARACTERISTICS

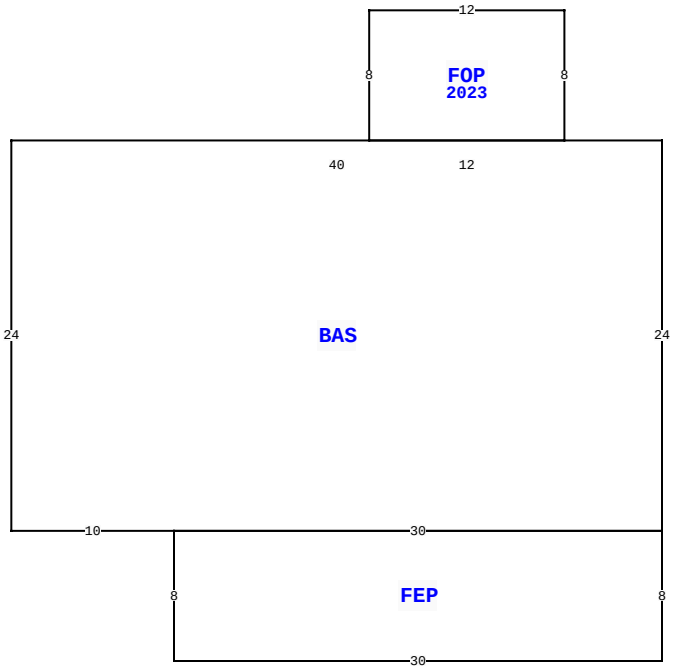
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,526
FEP	240	85		204	12,224
FOP	96	35	2023	34	2,037
TOTALS	1,296			1,198	71,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,198	115.9000	108.95	130,522	1972	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 960 HX Base Yr



303 SW LOUIS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,787
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	134,787
SOH/AGL Deduction	0
ASSESSED VALUE	134,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,787
TOTAL JUST VALUE	134,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,787

XFOB:4:1: ARMOR ID#15299A & B

XFOB:1:1: FERNWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054490	Mobile Home		11/15/2025
000054389	Right-of-Way Acce		11/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/318	7/12/2022	WD	Q	I	01	140,000
GRANTOR: CARRIER JAMES H						
GRANTEE: FORSYTHE JANNON MAR						
1163/0664	12/03/2008	QC	Q	I	01	60,000
GRANTOR: TIM J & TERESA CARRIE						
GRANTEE: JAMES & BILLE CARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S24 E10 E30 N24 $
FEP=[ORIG=-30,24] S8 E30 N8 W30 $
FOP=[YR=2023;ORIG=-18,0] N8 E12 S8 W12 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 5.23 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS