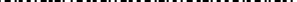


COON DONALD GRATZER
175 SW DUBLIN GLN
LAKE CITY, FL 32024

LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 100

Roof Structur04WOOD TRUSS 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Stories1.1. 100

Architectual Units01CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC9416.01001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,2961001,29636,050

UOP1282532890

TOTALS1,4241,32836,940

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10060CARPORT F01001820360.00UT5.005.001002007200731001,800

20120CLFENCE 4010000300.00UT7.507.501002007200731002,250

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40296SHED METAL0100001.00UT0.000.00100201420143100600

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10200CMBL HM100RSF-20.000.001.00LT1.001.001.0018,500.0018,500.0018,500

REVIEW DATE01/31/2024BYJBTotal Acres: 0.52Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 11/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0800021,328115.900069.5492,349199919980060.0040.00

1 MOBILE HME100%- 2022Heated Area: 1296HX Base Yr 2022

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/21/2023MLU

175 SW DUBLIN GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE36,940

TOTAL MARKET OB/XF VALUE11,650

TOTAL LAND VALUE - MARKET18,500

TOTAL MARKET VALUE67,090

SOH/AGL Deduction16,368

ASSESSED VALUE50,722

TOTAL EXEMPTION VALUEHX HB SX50,722

BASE TAXABLE VALUE0

TOTAL JUST VALUE67,090

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE67,090

LAND:1:1: 0.52 AC

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1436/20514/22/2021QC U I I11100

GRANTOR: IFKOWITZ RONALEE ANN

GRANTEE: COON DONALD GRATZER

1434/13314/08/2021PB U I I180

GRANTOR: CLERK OF COURT

GRANTEE: IFKOWITZ RONALEE AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E28 UOP= S8 E16 N8 W16\$ E20 N27\$.