LOT 21 BLK C HIGH HAMMOCK.

800-781, 830-2541, AG 1230-680,

TSW PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32024

2026

09-4S-17-08301-171

BUILDING CHARACTERISTICS

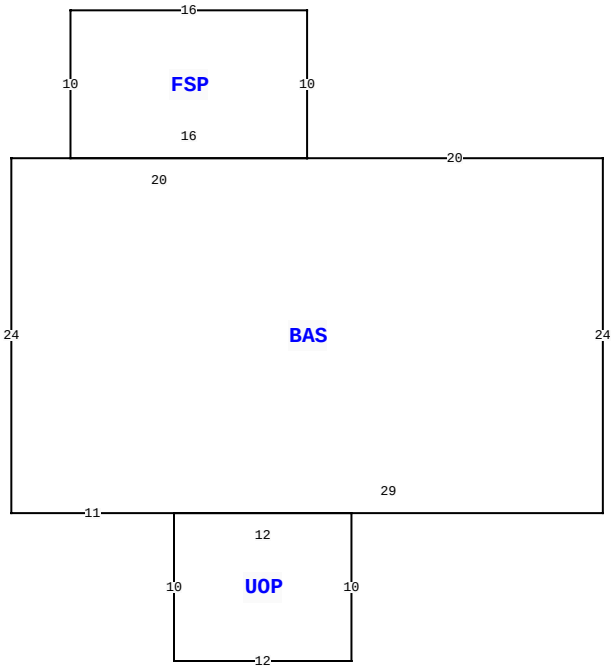
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,030
FSP	160	40		64	3,802
UOP	120	25		30	1,782
TOTALS	1,240			1,054	62,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,054	114.9000	108.01	113,843	1994	1994	0	0	0	45.00	55.00

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



1940 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,614
TOTAL MARKET OB/XF VALUE	3,988
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	85,102
SOH/AGL Deduction	15,397
ASSESSED VALUE	69,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,705
TOTAL JUST VALUE	85,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,102

PRMT:1:1: SEE ITEM 002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9186	M H	125	12/20/1994
9178	PUMP/UTPOL	0	12/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2063	3/27/2018	WD	Q	I	01	45,000
GRANTOR: PATRICIA GALLEGOS						
GRANTEE: TSW PROPERTIES LLC						
1336/2769	5/15/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: PATRICIA GALLEGOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W16 S10 E16$ W20 S24 E11 UOP= S10 E12 N10 W12$ E29 N24$.

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	0120	CLFENCE 4	0	0	0	0	375.00	UT	2.50	2.50	100	1994	1994	3	100	938	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,988

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

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS