LOT 20 BLK A COLUMBIA ESTATES.
ORB 669-42, 951-268 THRU 269.

NORTH LONNIE RICHARD/NORTH LORI LYNN
172 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-120

COLUMBIA COUNTY PROPERTY

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	01	CONV 100
Units		0 100
Quality	05	05

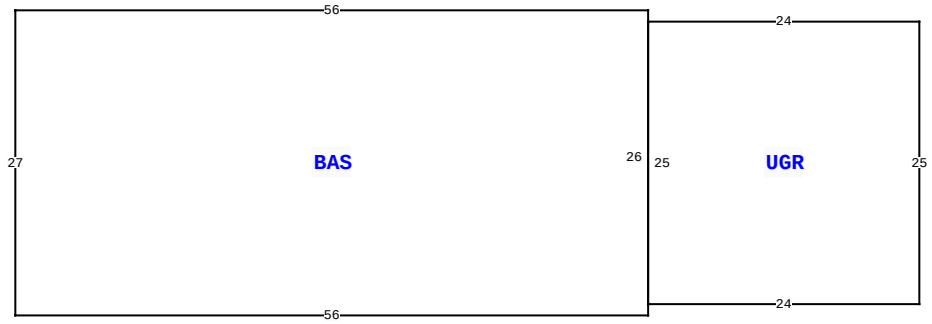
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
UGR	600	45		270	15,900
TOTALS	2,112			1,782	104,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	113.9000	107.07	190,799	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2015 Heated Area: 1512 HX Base Yr 2015



172 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,939
TOTAL MARKET OB/XF VALUE		10,920
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		137,859
SOH/AGL Deduction		56,972
ASSESSED VALUE		80,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,165
TOTAL JUST VALUE		137,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31897	M H	563	04/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/1620	4/10/2014	WD	Q	I	03	15,500
GRANTOR: KATHLEEN MCGLAMERY						
GRANTEE: LONNIE RICHARD & LO						
1238/1791	7/09/2012	QC	U	I	11	100
GRANTOR: JAMES MCGLAMERY						
GRANTEE: KATHLEEN MCGLAMERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N1 UGR= E24 N25 W24 S25$ N26$.

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	100	14	20	280.00	UT	9.00	9.00	100	2014	2014	3	100	2,520	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,920

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/07/2025 BY SYS