

LOT 30 BLK A COLUMBIA ESTATES.  
754-444, 782-1489, 784-1752,

KIMBALL GWENDOLYN J  
267 SW TWIG CT  
LAKE CITY, FL 32024

2026

10-5S-16-03529-130



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 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          |
| Condition Adj            | 02 | 02 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                                  |                  |    |
|----------------------------------|------------------|----|
| Quality                          | 04               | 04 |
| 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       | 1,728            | 100         |      | 1,728        | 35,424               |
| TOTALS    | 1,728            |             |      | 1,728        | 35,424               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | NOTES |
| 1              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 2              | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0102     | C   | SFR/MH               | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0800                                                       | 02  | 1,728     | 85.4145     | 51.25          | 88,560         | 1994 | 1994 | 0    | 0    | 0 60.00 | 40.00  |  |
| 1 MOBILE HME 100% - 1995 Heated Area: 1728 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |         |        |  |
| 267 SW TWIG CT, LAKE CITY                                  |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE       |     |           |             |                |                |      |      |      |      |         |        |  |
| 04/08/2025 MLU                                             |     |           |             |                |                |      |      |      |      |         |        |  |

| TOTAL OB/XF 7,050 |            |             |         |   |   |       |    |          |                |           |         |             |
|-------------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1                 | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        |
| 2                 | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             |

| TOTAL OB/XF 7,050 |            |             |         |   |   |       |    |          |                |           |         |             |
|-------------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1                 | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        |
| 2                 | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 35,424    |             |
| TOTAL MARKET OB/XF VALUE  |  | 7,050     |             |
| TOTAL LAND VALUE - MARKET |  | 22,000    |             |
| TOTAL MARKET VALUE        |  | 64,474    |             |
| SOH/AGL Deduction         |  | 28,840    |             |
| ASSESSED VALUE            |  | 35,634    |             |
| TOTAL EXEMPTION VALUE     |  | 25,000    |             |
| BASE TAXABLE VALUE        |  | 10,634    |             |
| TOTAL JUST VALUE          |  | 64,474    |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 64,474    |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 7954       | M H         | 100 | 01/07/1994 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1270/1509                      | 2/17/2014 | WD        | U   | I   | 34     |
| GRANTOR: DEAS-BULLARD PROPERTI |           |           |     |     | 10,000 |
| GRANTEE: GWENDOLYN J KIMBALL   |           |           |     |     |        |
| 1156/0103                      | 7/31/2008 | WD        | Q   | I   | 02     |
| GRANTOR: DEAS-BULLARD PROPERTI |           |           |     |     | 100    |
| GRANTEE: DEAS-BULLARD PROPER   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W64 S27 E64 N27\$. |  |  |  |  |  |  |  |  |  |