LOT 1 NORTHSIDE ACRES PHASE 2
WD 1162-950

MCNEIL THEREASA E
1179 NW MOORE RD
LAKE CITY, FL 32055

2026

13-3S-16-02099-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

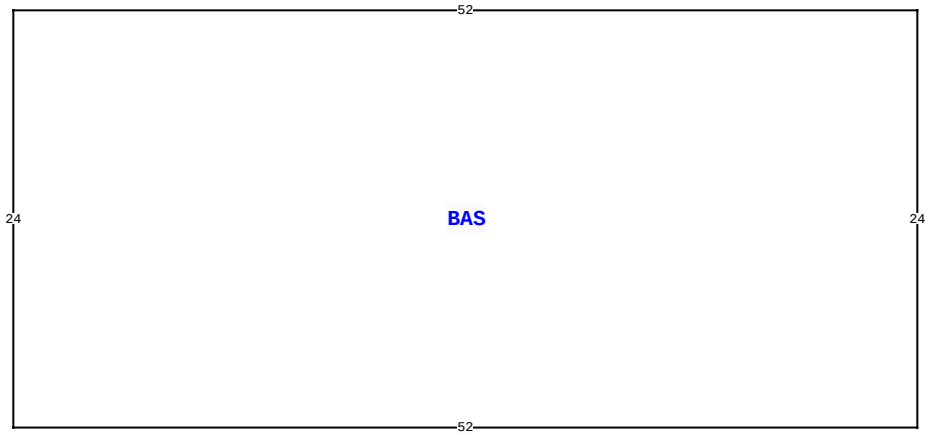
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	74,784
TOTALS	1,248			1,248	74,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	115.9000	108.95	135,970	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1248 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,784
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		100,784
SOH/AGL Deduction		49,497
ASSESSED VALUE		51,287
TOTAL EXEMPTION VALUE	HX HB	26,287
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,784

PRMT:1:1: MCNEIL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051774	Roof Replacement	5,435	12/11/2024
13934	M H	125	04/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1162/0950	11/15/2008	WD	Q	V	03	9,000

GRANTOR: SUBRANDY LIMITED

GRANTEE: THEREASA E MCNEIL

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

1179 NW MOORE RD, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/04/2025 BY jerry Total Acres: 1.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS