LOT 13 HUNTERS LANDING S/D.
ORB 938-2477, 974-14.,
SWD 1004-546.

DEPENDABLE PROPERTIES INC
4144 82ND TERRACE
LIVE OAK, FL 32060-7305

2026

13-3S-16-02100-113

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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

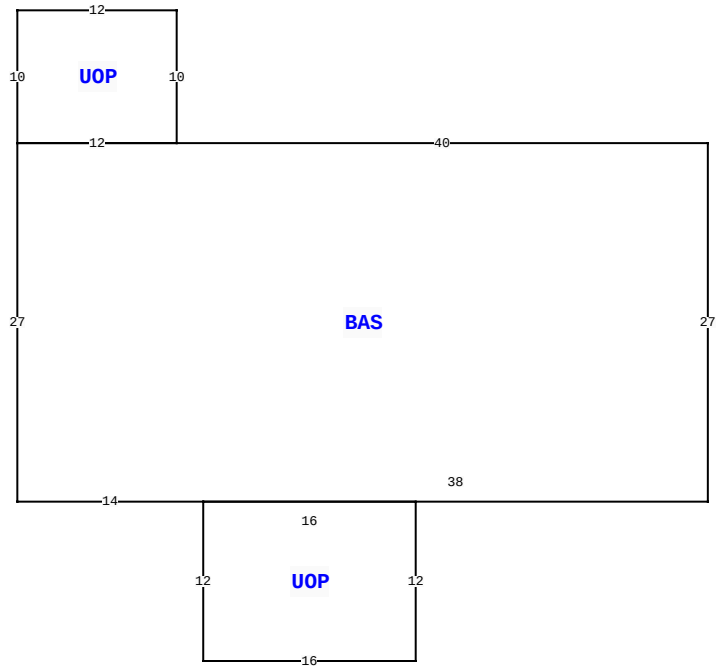
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,131
UOP	120	25		30	1,798
UOP	192	25		48	2,877
TOTALS	1,716			1,482	88,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,482	115.9000	108.95	161,464	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



343 NW PATRIOT CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,805
TOTAL MARKET OB/XF VALUE	22,485
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	129,790
SOH/AGL Deduction	9,888
ASSESSED VALUE	119,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,902
TOTAL JUST VALUE	129,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18858	M H	125	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1004/0546	12/30/2003	WD	Q	I	03	32,000
GRANTOR: WACHOVIA BANK NATIONA						
GRANTEE: DEPENDABLE PROPERTI						
0938/2477	10/31/2001	WD	P	V	99	17,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ISAIAH CLAYTON III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N10 W12 S10 E12$ W12 S27 E14 UOP= S12 E16 N12 W16$ E38 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,995	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,995	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 22,485

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

REVIEW DATE 05/11/2023 BY KS Total Acres: 2.88 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS