

COMM 268 FT N OF SW COR OF SEC F
E 684.33 FT, N 178 FT, W 684.33
TO POB EX W 244.79 FT' DESC IN OR

CHAUNCEY STANLEY E/CHAUNCEY NANCY L
473 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2026

13-4S-16-02953-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 04 04

DOR CODE 0202MOBILE HOME/M HOME

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 13416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100		1,068	80,687
FCP	228	25		57	4,306
FOP	76	30		23	1,737
FST	84	55		46	3,476

TOTALS 1,456 1,194 90,206

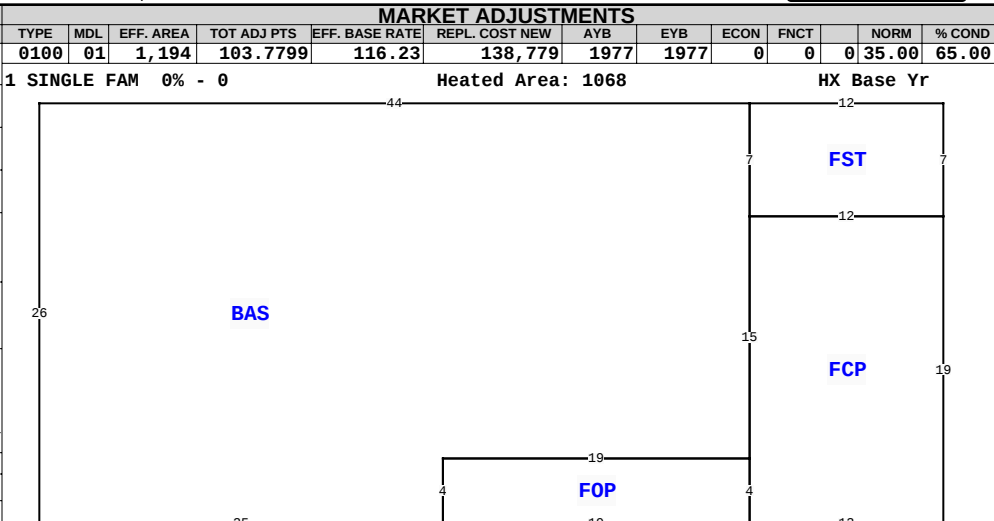
EXTRA FEATURES

L N	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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.80	AC		1.00	1.00	1.00	8,000.00	8,000.00	14,400							

REVIEW DATE 01/22/2025 BY KS



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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY PAGE 1 of 3 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		253,553
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		22,400
TOTAL MARKET VALUE		293,653
SOH/AGL Deduction		73,495
ASSESSED VALUE		220,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,436
TOTAL JUST VALUE		293,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054362	Roof Replacement	8,882	10/30/2025
22293	M H	268	09/09/2004
19840	M H	125	08/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/2558	8/16/2011	WD U	I	11		100
GRANTOR: STANLEY E & NANCY L C						
GRANTEE: STANLEY E & NANCY L						
1219/2557	2/21/2011	WD U	I	11		100
GRANTOR: MICHAEL D BROWN (MARR						
GRANTEE: STANLEY E & NANCY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E25 FOP= E19 N4W19 S4\$ N4 E19 FCP= S4 E12 N19 W12 S15\$ N15 FST= E12 N7 W12 S7\$ N7\$.

Total Acres: 2.80 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/06/2025 BY SYS

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