

COMM SW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT N 134.34 FT, E 681
FT, W 681.98 FT TO POB.

JOHNSON AUSTIN H
P O BOX 2773
LAKE CITY, FL 32056

2026

13-4S-16-02953-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	0	0 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality			03	03	
DOR CODE			0200	MOBILE 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	1,392	100		1,392	31,064
FOP	84	35		29	647
USP	128	35		45	1,004
TOTALS	1,604			1,466	32,715

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,466	92.9880	55.79	81,788	1975	1975	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 1996 Heated Area: 1392 HX Base Yr 1996													
TOTALS 1,604 1,466 32,715													

499 SW KICKLIGHTER TER, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3 100
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3 100
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3 100
4	0294	SHED WOOD/	0 100	30	20	1.00	UT	5,000.00	5,000.00	50	1993	1993	3 50
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3 100
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3 100
7	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3 100
TOTAL OB/XF 11,550													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	100		00	0.00	0.00	2.36	AC		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 8,000.00 ADJ UNIT PRICE 8,000.00 LAND VALUE 18,880													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										32,715		
TOTAL MARKET OB/XF VALUE										11,550		
TOTAL LAND VALUE - MARKET										18,880		
TOTAL MARKET VALUE										63,145		
SOH/AGL Deduction										22,473		
ASSESSED VALUE										40,672		
TOTAL EXEMPTION VALUE					HX HB					25,000		
BASE TAXABLE VALUE										15,672		
TOTAL JUST VALUE										63,145		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										63,145		
XFOB:1:1: ARABIAN M H												
BLDG:1:1: ARABI MH												
SALE:1:1: SALE INDICATES POSSIBLE IMPROVEMENTS												