BEG SW COR OF SE1/4 OF SE1/4,
RUN N 165 FT, E 264 FT, S 165
FT, W 264 FT TO POB.

MCDONALD RHONDA MICHELLE
1269 SW DAIRY ST
LAKE CITY, FL 32024

2026

15-4S-16-03023-007

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
Quality	05	05

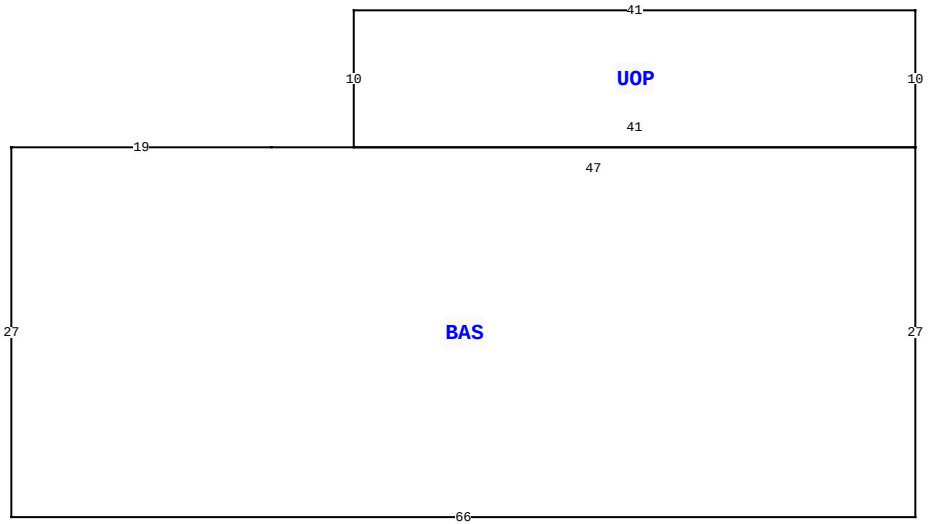
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	106,782
UOP	410	25		102	6,112
TOTALS	2,192			1,884	112,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,884	115.9000	108.95	205,262	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1782 HX Base Yr



302 SW HARRINGTON GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,894
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	122,794
SOH/AGL Deduction	35,630
ASSESSED VALUE	87,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,164
TOTAL JUST VALUE	122,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1331/0871	2/21/2017	WD	U	I	30	100

GRANTOR: TWO SISTAHS LLC

GRANTEE: RHONDA MICHELLE MCD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S27 E66 N27 UOP= N10 W41 S10 E41$ W47$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 10/30/2024 BY KS Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/19/2025 BY SYS