

LOT 15 BLOCK B HIDDEN ACRES S/D.
971-1597, 982-602, CT 1298-810,

MATHEWS DUSTIN/MATHEWS SHELLIE
251 SE DAN CT
LAKE CITY, FL 32024

2026

15-4S-17-08355-315



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 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	06
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NEIGHBORHOOD/LOC	15417.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	42,340
TOTALS	1,620			1,620	42,340

EXTRA FEATURES					
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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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2004	2004	3	100	1,440	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0190	FPCL PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,620	108.9000	65.34	105,851	2003	2003	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2019 Heated Area: 1620 HX Base Yr 2019													
27 BAS 27													
251 SE DAN CT, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
11,040													

TOTAL OB/XF													
11,040													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 42,340													
TOTAL MARKET OB/XF VALUE 11,040													
TOTAL LAND VALUE - MARKET 22,500													
TOTAL MARKET VALUE 75,880													
SOH/AGL Deduction 10,956													
ASSESSED VALUE 64,924													
TOTAL EXEMPTION VALUE HX HB 39,924													
BASE TAXABLE VALUE 25,000													
TOTAL JUST VALUE 75,880													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 79,056													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1302/1950 10/14/2015 WD U I 18 38,500													
GRANTOR: FEDERAL NATIONAL MORT													
GRANTEE: DUSTIN & SHELLIE MA													
1302/1948 9/28/2015 WD U I 18 100													
GRANTOR: WELLS FARGO BANK NA													
GRANTEE: FEDERAL NATIONAL MO													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W60 S27 E60 N27\$.													