LOT 21 HI-DRI ACRES UNIT 1.

351-439, 825-1746,

GRIFFIS NATHAN W
144 SW THRASHER LN
LAKE CITY, FL 32024

2026

15-5S-16-03623-021

BUILDING CHARACTERISTICS

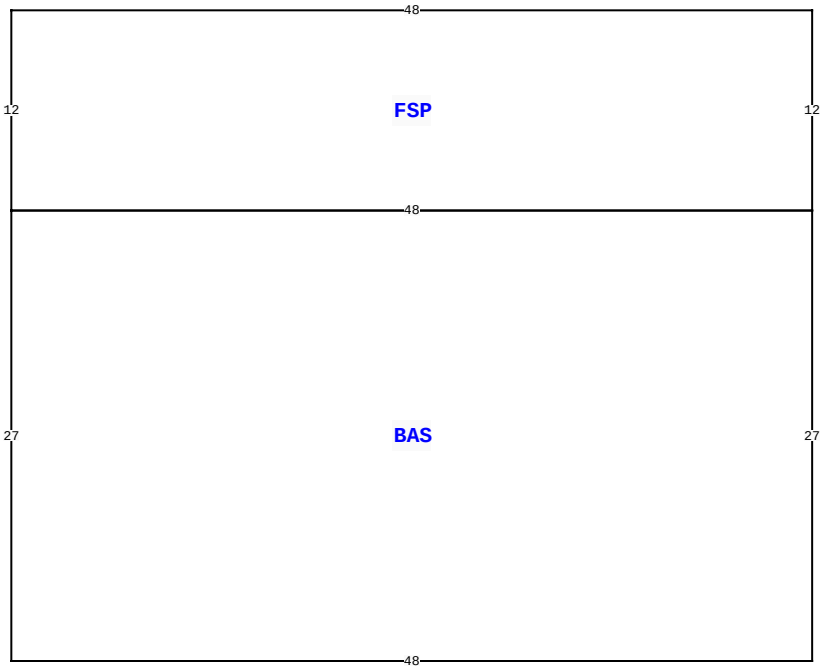
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
FSP	576	40		230	13,544
TOTALS	1,872			1,526	89,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,526	113.9000	107.07	163,389	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1296 HX Base Yr 2001



144 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,864
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		24,600
TOTAL MARKET VALUE		121,464
SOH/AGL Deduction		68,411
ASSESSED VALUE		53,053
TOTAL EXEMPTION VALUE	HX HB	28,053
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26211	REMODEL	0	09/07/2007
15786	M H	125	07/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1746	5/02/1996	WD	Q	V	03	0

GRANTOR: GEORGE & PAULINE GRIF

GRANTEE: NATHAN GRIFFIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$ FSP= N12 W48 S12 E48$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,600							

REVIEW DATE 09/26/2019 BY BC Total Acres: 1.64 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/18/2025 BY SYS