LOT 43 HI-DRI ACRES UNIT 2.
648-807,808, 784-53, DC-795-1924

TODD JENNIFER
133 SW GOOSE PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

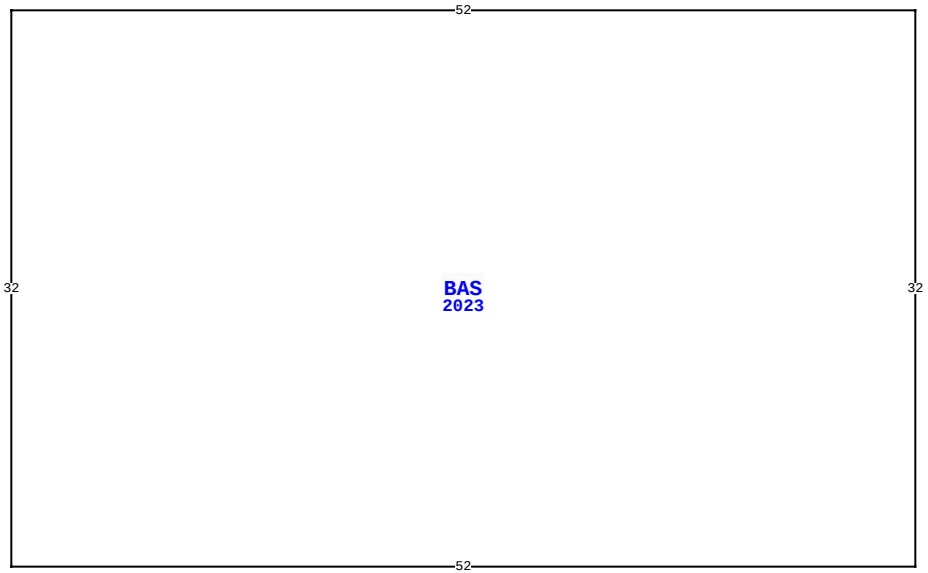
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	1,664	100	2023	1,664	144,414
TOTALS	1,664			1,664	144,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,664	113.8000	93.32	155,284	2021	2021	0	0	0	7.00	93.00

2 MANUF 1 100% - 2023 Heated Area: 1664 HX Base Yr 2023



133 SW GOOSE PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,414
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		24,450
TOTAL MARKET VALUE		180,864
SOH/AGL Deduction		14,729
ASSESSED VALUE		166,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,413
TOTAL JUST VALUE		180,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042207	Mobile Home		06/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/18	10/06/2022	WD	U	I	11	100
GRANTOR: TURNER VANESSA L						
GRANTEE: TODD JENNIFER						
1010/1205	3/19/2004	WD	Q	I		35,000
GRANTOR: BARBARA A PITTS						
GRANTEE: JAMES WYNDELL & VAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,11] E52 S32 W52 N32 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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			0.00	0.00	1.63	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,450							

REVIEW DATE 10/27/2022 BY JB Total Acres: 1.63 Total Land Value: 24,450 Market: 0 Agricultural: 0 Common: 24,450 PRINTED 11/20/2025 BY SYS