LOT 82 HI-DRI ACRES UNIT 2.

550-630, 570-549, 1003-1136, 100

ZWART MICHAEL T
131 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-082

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
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	03	03

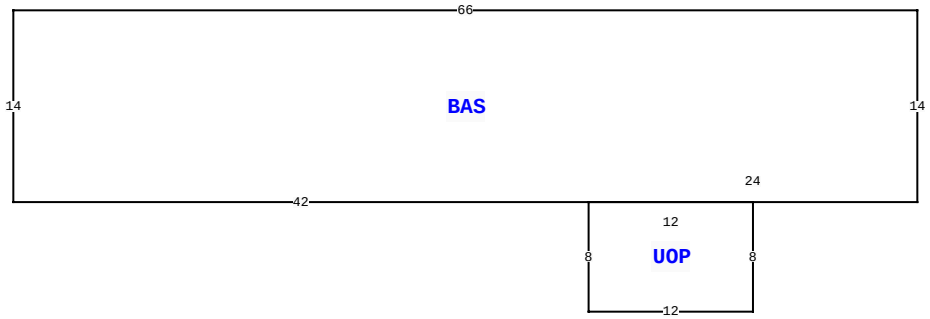
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	12,807
UOP	96	25		24	333
TOTALS	1,020			948	13,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	948	63.0000	34.65	32,848	1980	1980	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2017 Heated Area: 924 HX Base Yr 2017



155 SW CHICKADEE WAY, 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		13,139
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		45,339
SOH/AGL Deduction		23,200
ASSESSED VALUE		22,139
TOTAL EXEMPTION VALUE	HX HB	22,139
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,339

XFOB:1:1: ESTATE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1230/0283	2/18/2012	QC	U	I	11	32,000
GRANTOR: CLARA ZWART						
GRANTEE: MICHAEL T ZWART						
1210/0880	6/21/2010	QC	U	I	11	0
GRANTOR: BRYAN & ELLA LEBLANC						
GRANTEE: CLARA ZWART (CORREC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S8 E12 N8 W12$ E24 N14$.

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			0.00	0.00	1.68	AC		1.00	1.00	1.00	15,000.00	15,000.00	25,200							

REVIEW DATE 10/01/2019 BY BC Total Acres: 1.68 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/21/2025 BY SYS