LOT 96, HI-DRI ACRES, UNIT 2
1033-2518, WD 1151-320, AFD 1183

HARGENS KYLE RAYMOND
213 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-096

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

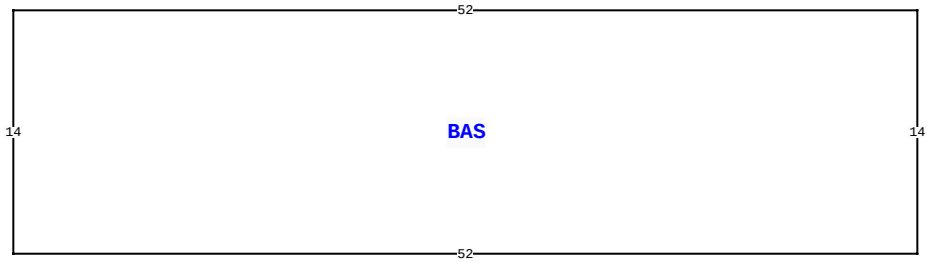
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	728	100		728	12,551
TOTALS	728			728	12,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	71.8335	43.10	31,377	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 728 HX Base Yr 2013



COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,551
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		38,111
SOH/AGL Deduction		15,391
ASSESSED VALUE		22,720
TOTAL EXEMPTION VALUE	HX HB	22,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		38,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052761	Roof Replacement	6,100	03/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/2047	11/05/2009	AG	U	I	40	24,400
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: KYLE RAYMOND HARGEN						
1151/0320	5/23/2008	WD	Q	I		23,000
GRANTOR: IRA G & WHITNEY DANIE						
GRANTEE: SUWANNEE VALLEY PRO						

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

213 SW CHICKADEE WAY, LAKE CITY

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							

REVIEW DATE 05/05/2025 BY chuck Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 09/09/2025 BY SYS