N 150 FT LOT 104 & LOT 97 EX THE ACRES S/D UNIT II.

WHITE MARY C
268 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

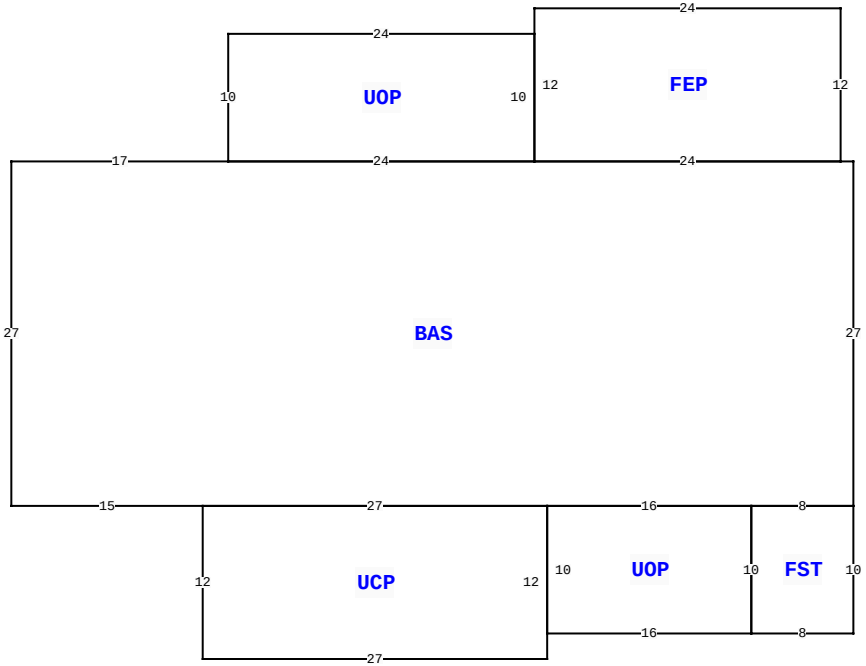
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,782	100		1,782	47,088
FEP	288	85		245	6,474
FST	80	55		44	1,163
UCP	324	20		65	1,718
UOP	160	25		40	1,057
UOP	240	25		60	1,586
TOTALS	2,874			2,236	59,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,236	110.1000	66.06	147,710	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1782 HX Base Yr 2003



268 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		59,084
TOTAL MARKET OB/XF VALUE		10,611
TOTAL LAND VALUE - MARKET		24,450
TOTAL MARKET VALUE		94,145
SOH/AGL Deduction		49,723
ASSESSED VALUE		44,422
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,422
TOTAL JUST VALUE		94,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,145

XFOB:2:1: ID#32620323AW & #326203323BW (OAKS DW)-R

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/2397	12/15/2004	QC	Q	I	01	100
GRANTOR: BRIAN & MARY WHITE						
GRANTEE: MARY WHITE						
0931/0960	7/13/2001	WD	Q	I		48,000
GRANTOR: CLINTON & JEANNE BROC						
GRANTEE: BRIAN & MARY WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S27 E15 UCP= S12 E27 N12 W27$ E27 UOP= S10 E16 N10 W16$ E16 FST= S10 E8 N10 W8$ E8 N27 W1 FEP= N12 W24 S12 E24$ W24 UOP= N10W24 S10 E24$ W24$.

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	0296	SHED METAL	0	100	22	36	792.00	UT	5.00	5.00	60	1993	1993	3	60	2,376	
2	0252	LEAN-TO W/	0	100	9	36	324.00	UT	2.00	2.00	60	0	0	3	60	389	
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	11	27	297.00	UT	2.50	2.50	60	1994	1994	3	60	446	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,611

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 10/02/2019 BY BC Total Acres: 1.63 Total Land Value: 24,450 Market: 0 Agricultural: 0 Common: 24,450 PRINTED 11/21/2025 BY SYS