LOT 107 HI-DRI ACRES UNIT 2.

529-165, DC 1055-588, WD 1055-59

HARDING CHRISTOPHER JAMES
315 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

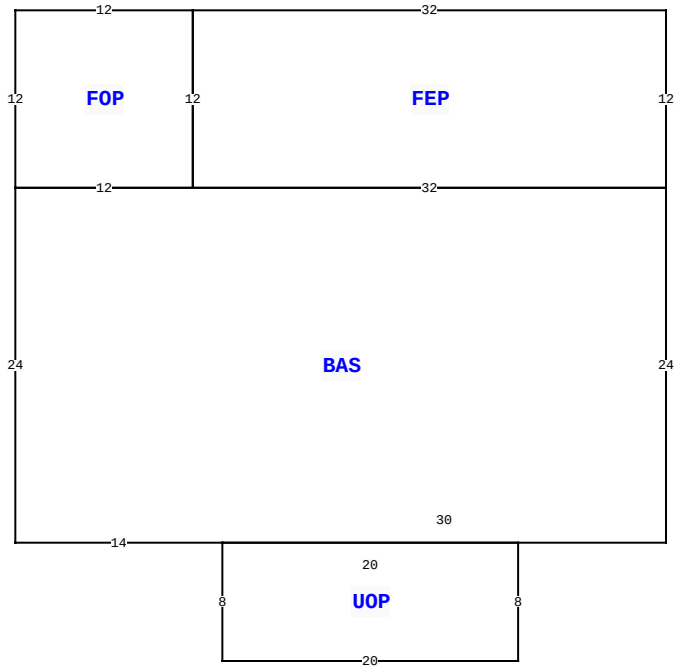
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	29,399
FEP	384	85		326	9,076
FOP	144	35		50	1,392
UOP	160	25		40	1,114
TOTALS	1,744			1,472	40,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,472	116.0000	69.60	102,451	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1056 HX Base Yr 2016



315 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		40,980
TOTAL MARKET OB/XF VALUE		18,668
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		74,208
SOH/AGL Deduction		32,598
ASSESSED VALUE		41,610
TOTAL EXEMPTION VALUE	HX HB SX	41,610
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		74,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,208

XFOB:1:1: LIBERTY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0662	6/02/2015	WD	U	I	12	26,900
GRANTOR: BANK OF AMERICA N A						
GRANTEE: CHRISTOPHER JAMES H						
1264/0019	10/30/2013	WD	U	I	11	0
GRANTOR: PAUL J SCOTT						
GRANTEE: KATHERINE H SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N12 W32 S12 E32$ BAS= W32 FOP= N12 W12 S12 E12$ W12S24 E14 UOP= S8 E20 N8 W20$ E30 N24$.

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	8	9	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	100	1993	1993	3	100	10,368	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 18,668

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 10/01/2019 BY BC Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 11/21/2025 BY SYS