LOT 83 HI-DRI ACRES UNIT 2.

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

ZWART JOHN/ZWART DIANE
131 SW CHICKADEE WAY
LAKE CITY, FL 32024

**2026**

**15-5S-16-03626-183**

## 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 | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |

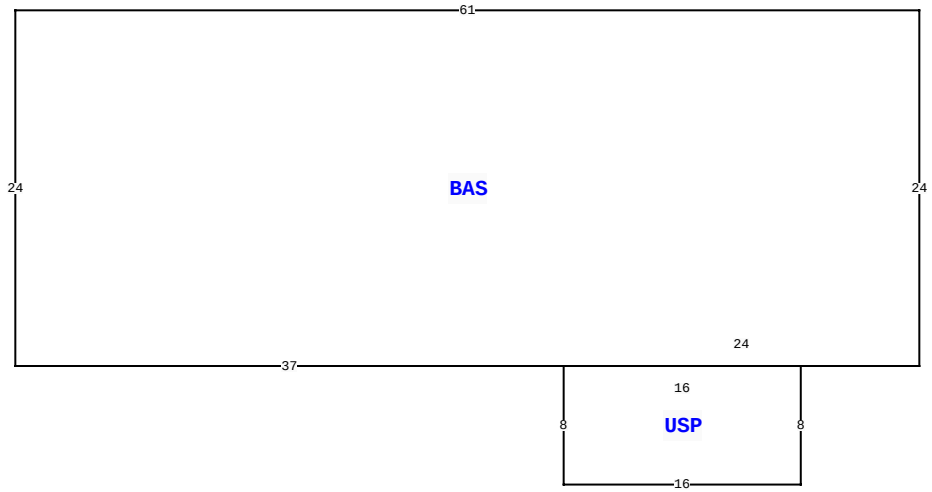
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 15516.040 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,464 | 100 | | 1,464 | 19,606 |
| USP | 128 | 35 | | 45 | 603 |
| TOTALS | 1,592 | | | 1,509 | 20,208 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,509 | 55.8000 | 33.48 | 50,521 | 1974 | 1974 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2011 Heated Area: 1464 HX Base Yr 2011




131 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 | | 20,208 |
| TOTAL MARKET OB/XF VALUE | | 7,800 |
| TOTAL LAND VALUE - MARKET | | 14,140 |
| TOTAL MARKET VALUE | | 42,148 |
| SOH/AGL Deduction | | 19,403 |
| ASSESSED VALUE | | 22,745 |
| TOTAL EXEMPTION VALUE | HX HB | 22,745 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 42,148 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 42,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1190/2298 | 3/11/2010 | QC | U | I | 40 | 35,000 |
| GRANTOR: ELENA J MULLEN | | | | | | |
| GRANTEE: JOHN & DIANE ZWART | | | | | | |
| 1190/1131 | 12/31/2009 | QC | U | I | 11 | 100 |
| GRANTOR: JOHN MULLEN | | | | | | |
| GRANTEE: ELENA J MULLEN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W61 S24 E37 USP= S8 E16 N8 W16$ E24 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 800 | |
| 2 | 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 7,800

| 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 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 14,140 | | | | | | | |

REVIEW DATE 10/01/2019 BY BC Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/21/2025 BY SYS