LOT 3 FOREST GLEN S/D.
814-488 & 995-212, WD 1003-78, W

BROWN KENNETH MACK SR/BROWN SHARON BEVERLY
465 SW CATES ST
LAKE CITY, FL 32025

2026

15-5S-16-03627-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

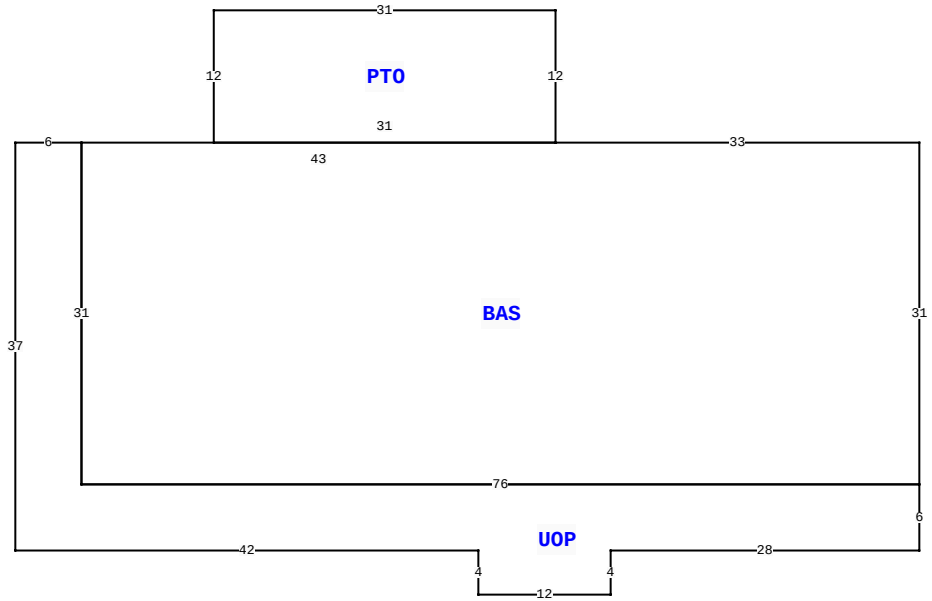
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	15516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
PTO	372	5		19	1,119
UOP	726	25		182	10,718
TOTALS	3,454			2,557	150,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,557	113.9000	107.07	273,778	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2006 Heated Area: 2356 HX Base Yr 2006



465 SW CATES ST, 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		150,578
TOTAL MARKET OB/XF VALUE		9,797
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		215,375
SOH/AGL Deduction		113,375
ASSESSED VALUE		102,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,278
TOTAL JUST VALUE		215,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,375

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050975	Roof Replacement	9,300	10/04/2024
15983	M H	125	08/31/1999
11059	M H	125	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1049/0940	6/10/2005	WD	Q	I		129,900
GRANTOR: ANGELA R GRIFFITH						
GRANTEE: KENNETH MACK SR & S						
1003/0080	12/19/2003	WD	Q	I		100,000
GRANTOR: GEORGE ECKSTEIN						
GRANTEE: ANGELA R GRIFFITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 PTO= N12 W31 S12 E31$ W43 UOP= W6 S37 E42 S4 E12 N4 E28 N6 W76 N31$ S31 E76 N31$.

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	12	12	144.00	UT	7.50	7.50	100	1996	1996	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	126.00	UT	2.00	2.00	80	1999	1999	3	80	202	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	8	96.00	UT	2.00	2.00	60	1999	1999	3	60	115	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,797

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2025 BY JS Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS