LOT 18 OAKDALE S/D.

862-1762, 890-2393, PB 1030-2311

SULLIVAN KENNETH SEAN
1800 MORNINGSIDE LANE
GLEN ST MARY, FL 32040

2026

16-3S-16-02160-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

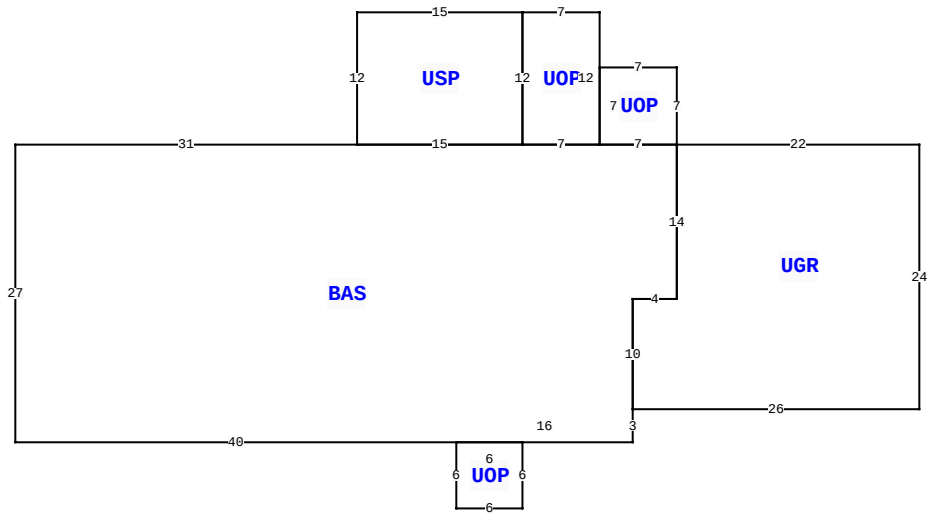
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	16316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	95,580
UGR	568	45		256	15,605
UOP	36	25		9	548
UOP	49	25		12	732
UOP	84	25		21	1,280
USP	180	35		63	3,840
TOTALS	2,485			1,929	117,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,929	117.9000	110.83	213,791	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1568 HX Base Yr



190 NW DUDLEY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,585
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	152,385
SOH/AGL Deduction	0
ASSESSED VALUE	152,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,385
TOTAL JUST VALUE	152,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16176	M H	125	10/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1570	6/17/2022	WD	Q	I	01	165,000
GRANTOR: CALEBAUGH CHRISTINA						
GRANTEE: SULLIVAN KENNETH SE						
1359/0196	4/26/2018	LE	U	I	14	100
GRANTOR: JOYCE A ELLIS (LE)						
GRANTEE: CHRISTINA CALEBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 E40 UOP= S6 E6 N6 W6$ E16 N3 UGR= E26 N24 W22 S14 W4 S10$ N10 E4 N14 UOP= N7 W7 S7 E7$ W7 UOP= N12 W7 S12 E7$ W7 USP= N12 W15 S12 E15$ W15$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/07/2025 BY SYS