

COMM SW COR, N 1914.91 FT FOR PO
FT TO SW'LY R/W OF A CO RD, SE A
FT, W 204.08 FT TO POB.

BERRY RUSTY L/BERRY TAMI D
151 NW CHADLEY LN
LAKE CITY, FL 32055

2026

16-3S-17-04956-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 100			
Interior Floo	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 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		04	
NEIGHBORHOOD/LOC		16317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	165,764
TOTALS		1,512		1,512	165,764

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2024	2024	0	0	0	2.00	98.00
2 MANUF 2		0% - 2025		Heated Area: 1512				HX Base Yr				
27 56 56 27 BAS 2025												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE			165,764			
TOTAL MARKET OB/XF VALUE			7,724			
TOTAL LAND VALUE - MARKET			8,030			
TOTAL MARKET VALUE			181,518			
SOH/AGL Deduction			0			
ASSESSED VALUE			181,518			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			181,518			
TOTAL JUST VALUE			181,518			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			181,518			

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	6	36	216.00	UT	1.50	1.50
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00
TOTAL OB/XF 7,724										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0102	C	SFR/MH	0		00	0.00	0.00	0.73	AC
REVIEW DATE 12/10/2024 BY randall										