LOT 22 DOUBLE RUN ACRES S/D.
426-428, 446-404, 540-618, 630-1

HINES BONNIE
154 NE SHELLY GLN
LAKE CITY, FL 32055

2026

17-3S-17-04971-022

BUILDING CHARACTERISTICS

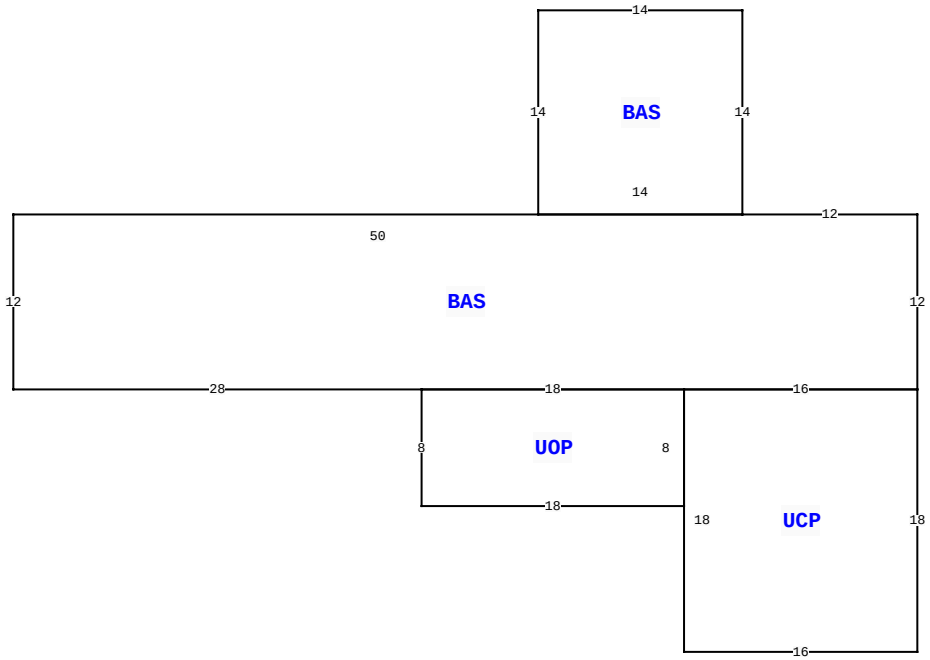
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	3,311
BAS	744	100		744	12,568
UCP	288	20		58	980
UOP	144	25		36	608
TOTALS	1,372			1,034	17,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,034	70.3890	42.23	43,666	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 940 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

152 NE SHELLY GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		17,466
TOTAL MARKET OB/XF VALUE		12,635
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		48,601
SOH/AGL Deduction		17,515
ASSESSED VALUE		31,086
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,086
TOTAL JUST VALUE		48,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,601

XFOB:1:1: VEGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051053	Electrical Servic	0	10/11/2024
9085	M H	125	11/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0574	11/19/2019	AG	U	I	21	55,000
GRANTOR: DONALD DEAN & STEPHAN						
GRANTEE: BONNIE HINES						
1028/0828	10/12/2004	QC	Q	I	01	24,300
GRANTOR: BILLINGTON & HINES						
GRANTEE: DEAN & SCHOLEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N14 W14 S14 E14$ W50 S12 E28 UOP= S8 E18 N8 W18$ E18 UCP= S18 E16 N18 W16$ E16 N12$.

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	0040	BARN,POLE	0	100	55	18	990.00	UT	1.92	1.92	50	0	0	3	50	950	
2	0070	CARPORT UF	0	100	15	19	285.00	UT	1.02	1.02	50	0	0	3	50	145	
3	0297	SHED CONCR	0	100	55	10	550.00	UT	5.60	5.60	50	0	0	3	50	1,540	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,635

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	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 11/26/2024 BY TW Total Acres: 1.16 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS