TRACT 2 SUN PARK WOODS UNREC MOR
DESC:COMM NE COR OF NW1/4, RUN W
SE'LY R/W TROY RD, S 58 DEG W AL

GRIFFIN LESLIE A
1588 SW SALEM RD
LAKE CITY, FL 32024

2026

19-4S-16-03062-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

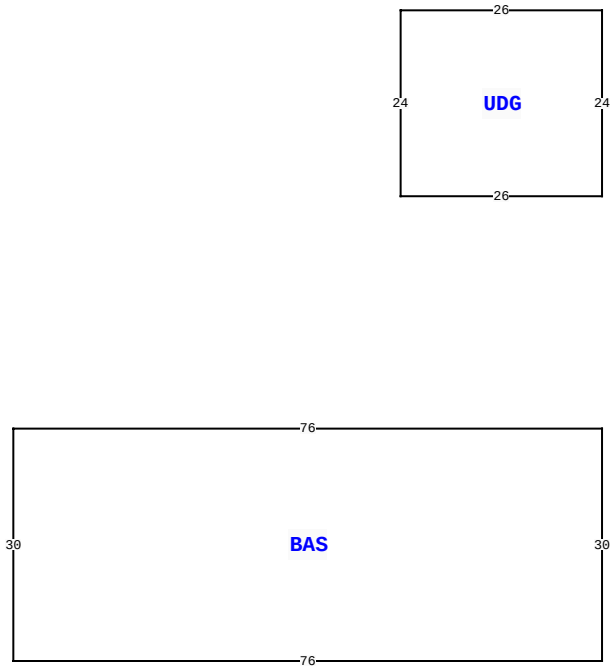
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	152,875
UDG	624	60		374	25,077
TOTALS	2,904			2,654	177,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,654	129.6900	121.91	323,549	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



1588 SW SALEM RD, 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		177,952
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		280,547
SOH/AGL Deduction		59,165
ASSESSED VALUE		221,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,660
TOTAL JUST VALUE		280,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049416	Roof Replacement	17,600	03/13/2024
23296	M H	329	06/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1772	10/16/2021	WD	Q	I	01	200,000
GRANTOR: HOOKER JOHN T						
GRANTEE: GRIFFIN LESLIE A						
0955/0633	6/06/2002	WD	U	V	08	25,000
GRANTOR: N G LANGFORD AS TRUST						
GRANTEE: JOHN T & MICHELLE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$ PTR= N30 UDG= N24 W26 S24 E26$ S30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
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 7,500

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 04/29/2025 BY KS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS