LOT 17 OAK FOREST LANDING S/D.
828-1902, WD 1116-115,

WHITE FREEDIA PASSMORE
115 NE OAK FOREST GLEN
LAKE CITY, FL 32055

2026

20-3S-17-05182-117

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

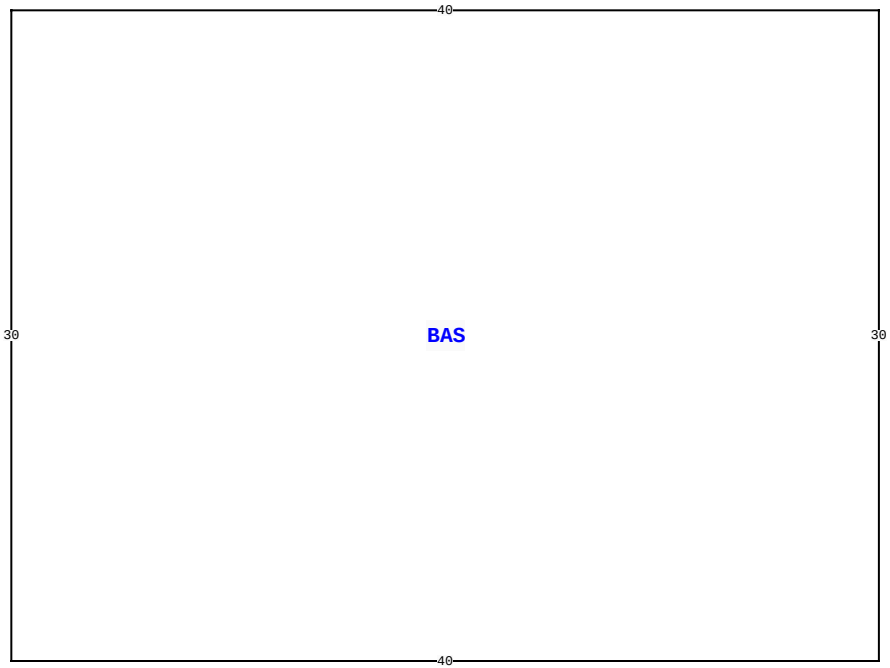
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	70,046
TOTALS	1,200			1,200	70,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,200	112.9000	106.13	127,356	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 1200 HX Base Yr 2013



115 NE OAKFOREST GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,046
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		95,846
SOH/AGL Deduction		58,941
ASSESSED VALUE		36,905
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,905
TOTAL JUST VALUE		95,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,846

PRMT:1:1: FREEDIA CARTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37358	MAINT/ALTR	75	10/23/2018
15001	M H	125	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1116/0115	2/15/2007	WD	Q	V		15,000

GRANTOR: SUBRANDY LIMITED

GRANTEE: FREEDIA PASSMORE

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/28/2018 BY DF Total Acres: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS