LOTS 6 & 13 BLOCK 1 GLEN ECHO S/
632-504, 755-665, 756-221, WD 10

THOMAS HAILEY M
1872 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-3S-17-05481-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

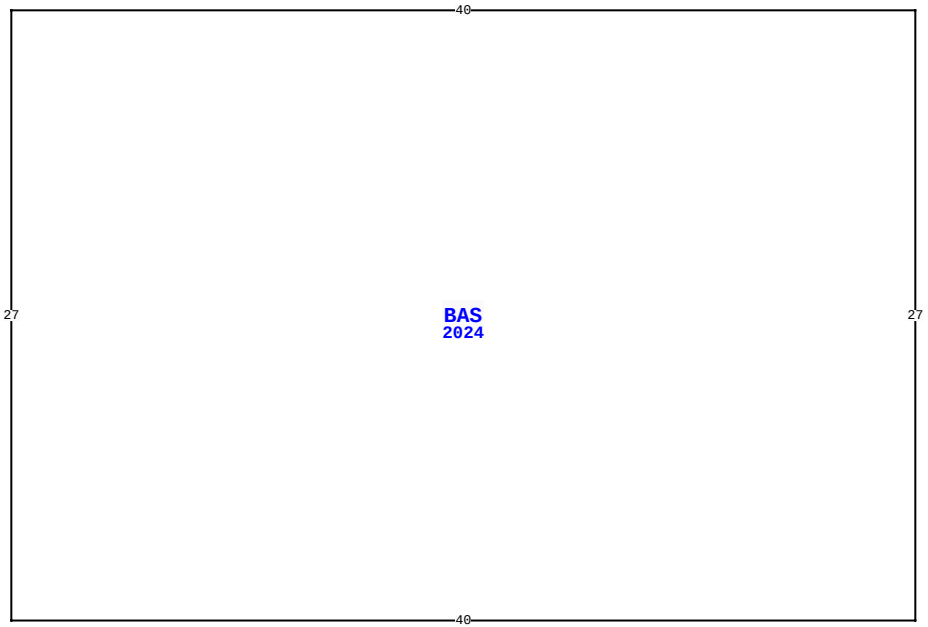
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2024	1,080	116,681
TOTALS	1,080			1,080	116,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,080	112.5000	111.38	120,290	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2024 Heated Area: 1080 HX Base Yr 2024



1872 N US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,681
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		121,681
SOH/AGL Deduction		279
ASSESSED VALUE		121,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,680
TOTAL JUST VALUE		121,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050669	Remodel	8,379	08/27/2024
000046364	Mobile Home		01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1864	6/24/2022	QC	U	V	11	100

GRANTOR: JOHNSON RALPH LEROY
GRANTEE: KLOPP HAILEY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,14] E40 S27 W40 N27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							

REVIEW DATE 02/28/2023 BY JB Total Acres: 0.24 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/19/2025 BY SYS