COMM SW COR OF SE1/4 OF NW1/4,
RUN E 16 FT FOR POB, CONT E
202 FT, N 341 FT TO S R/W OF

JENKINS LYDIA/JENKINS DANIEL THOMAS
4268 SE CR 18
LAKE CITY, FL 32025

2026

20-6S-18-10636-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

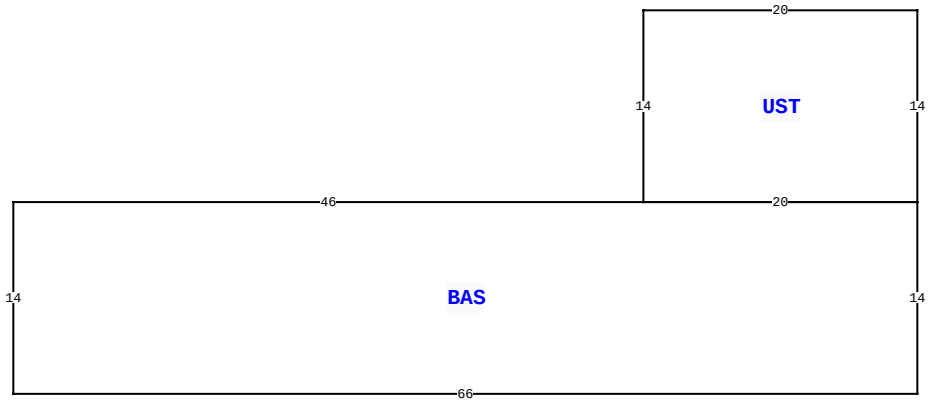
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19618.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,944
UST	280	45		126	2,447
TOTALS	1,204			1,050	20,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,050	80.9100	48.55	50,978	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



4268 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE	04/03/1998 MO	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	20,391
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	52,741
SOH/AGL Deduction	5,952
ASSESSED VALUE	46,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,789
TOTAL JUST VALUE	52,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13788	M H	125	03/23/1998
9748	M H	125	05/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/2538	3/05/2019	WD	U	I	11	100
GRANTOR: VICKI WILSON & LYDIA						
GRANTEE: LYDIA & DANIEL THOM						
1226/2496	12/22/2011	WD	U	I	11	100
GRANTOR: VICKI R SEAY NKA VICK						
GRANTEE: VICKI WILSON & LYDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E66 N14 UST= N14 W20 S14 E20$ W20$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	0		A-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,200							

REVIEW DATE 10/08/2015 BY DF Total Acres: 1.80 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/18/2025 BY SYS