NE1/4 OF NW1/4 OF SW1/4 OF NE1/4
FOR RD R/W & EX 30 FT OFF E SIDE
FT FOR RD R/W. (AKA LOT 17 OF AN

MITCHEM GENEVIEVE M
4609 SW 88TH CIR
LAKE BUTLER, FL 32054

2026

21-3S-16-02215-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

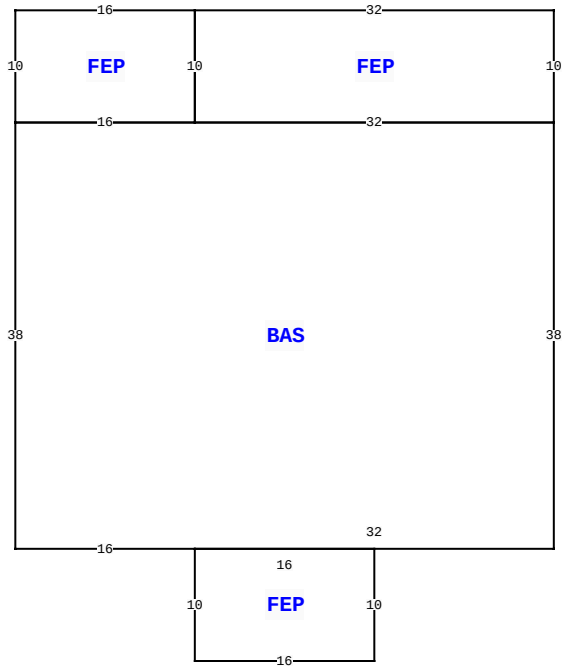
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	106,881
FEP	160	85		136	7,969
FEP	160	85		136	7,969
FEP	320	85		272	15,938
TOTALS	2,464			2,368	138,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,368	115.8000	106.54	252,287	1973	1973	0	0	0	45.00	55.00

1 MODULAR 1 0% - 2022 Heated Area: 1824 HX Base Yr



504 NW YATES LOOP, 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: 2	Tax Dist:
BUILDING MARKET VALUE	138,758
TOTAL MARKET OB/XF VALUE	29,672
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	198,430
SOH/AGL Deduction	0
ASSESSED VALUE	198,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,430
TOTAL JUST VALUE	198,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,430

SALE:1:1: FINAL JUDGEMENT ORB 781-954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16629	PUMP/UTPOL	30	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/1096	2/02/2021	PB	U	I	18	0
GRANTOR: MITCHEM WOODROW W						
GRANTEE: MITCHEM GENEVIEVE M						
0781/0954	10/11/1993	FJ	U	I	11	0
GRANTOR: DONNA MITCHEM						
GRANTEE: WOODROW MITCHEM						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W32 S10 E32$ BAS= W32 FEP= N10 W16 S10 E16$ W16 S38 E16 FEP= S10 E16 N10 W16$ E32 N38$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	64.00	UT	3.00	3.00	100	2008	2008	3	100	192	
6	0030	BARN,MT	0	0	20	24	480.00	UT	12.00	12.00	50	2008	2008	3	50	2,880	
7	0030	BARN,MT	0	0	24	30	720.00	UT	12.00	12.00	50	2008	2008	3	50	4,320	
8	0261	PRCH, UOP	0	0	0	0	540.00	UT	9.00	9.00	50	0	0	3	50	2,430	
9	0130	CLFENCE 5	0	0	0	0	700.00	UT	8.50	8.50	100	2008	2008	3	100	5,950	
10	0040	BARN,POLE	0	0	14	30	420.00	UT	3.00	3.00	100	2008	2008	3	100	1,260	

TOTAL OB/XF 25,132

LAND DESCRIPTION

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	0	12	30	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
12	0260	PAVEMENT-A	0	0	0	0	2,800.00	UT	1.30	1.30	100	2014	2014	3	100	3,640	

LAND DESCRIPTION

TOTAL OB/XF 4,540

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

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS