COMM NW COR OF E1/2 OF W1/2
OF SE1/4 OF SE1/4, RUN S
339.72 FT FOR POB, RUN E

REGISTER PATRICIA
1974 E DUVAL ST
LAKE CITY, FL 32055

2026

21-3S-16-02232-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

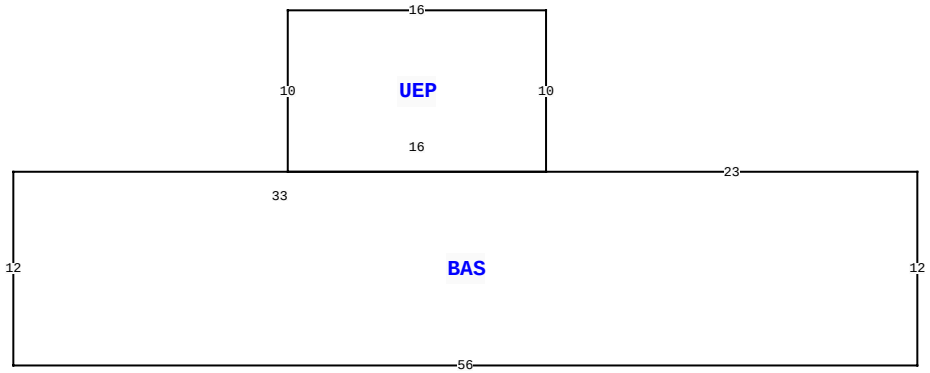
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	5,501
UEP	160	70		112	917
TOTALS	832			784	6,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	68.2200	40.93	32,089	1972	1972	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019



162 NW WATERFALL CT, 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		6,418
TOTAL MARKET OB/XF VALUE		10,547
TOTAL LAND VALUE - MARKET		11,220
TOTAL MARKET VALUE		28,185
SOH/AGL Deduction		3,336
ASSESSED VALUE		24,849
TOTAL EXEMPTION VALUE	HX HB WX	24,849
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		28,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,185

LAND:1:1: ADJ4;LAND-LOCKED.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7761	M H	100	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1627	3/09/2018	QC	U	I	11	100

GRANTOR: JAMES & KENTRELLA PEA
GRANTEE: PATRICIA REGISTER

0916/0750	12/14/2000	QC	Q	I	01	100

GRANTOR: PATRICIA PEARCE REGIS
GRANTEE: JAMES W & KENTRELLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UEP= N10 W16 S10 E16$ W33 S12 E56 N12$.

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	0070	CARPORT UF	0	100	11	24	264.00	UT	3.00	3.00	60	1993	1993	3	60	475	
2	0296	SHED METAL	0	100	24	32	768.00	UT	5.00	5.00	80	1993	1993	3	80	3,072	
3	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 10,547

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	0.68	AC		1.00	1.00	1.10	15,000.00	16,500.00	11,220							

REVIEW DATE 02/08/2023 BY KS Total Acres: 0.68 Total Land Value: 11,220 Market: 0 Agricultural: 0 Common: 11,220 PRINTED 11/12/2025 BY SYS