BEG SW COR, RUN E 321.06 FT FOR
125.04 FT, N 417.38 FT, N 225.67
446.16 FT, S 185.93 FT, E 406.10

SNYDER MARY L
201 NE KAYAK CT
LAKE CITY, FL 32055

2025

21-3S-17-05551-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

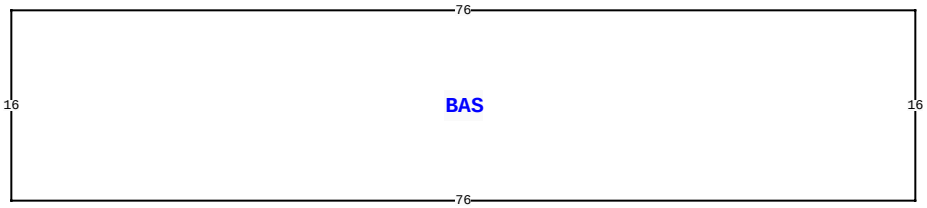
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,980
TOTALS	1,216			1,216	70,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.9000	106.13	129,054	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2006 Heated Area: 1216 HX Base Yr 2006



201 NE KAYAK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,980
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		22,860
TOTAL MARKET VALUE		102,590
SOH/AGL Deduction		46,236
ASSESSED VALUE		56,354
TOTAL EXEMPTION VALUE	HX HB	31,354
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0912/2425	10/13/2000	WD	Q	V		25,000

GRANTOR: ELSTON & BARBARA JACK

GRANTEE: M WOOLARD & M SYDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	2.54	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,860							

REVIEW DATE 09/03/2015 BY DF Total Acres: 2.54 Total Land Value: 22,860 Market: 0 Agricultural: 0 Common: 22,860 PRINTED 06/20/2025 BY SYS