LOT 9 BRANDEN ESTATES S/D.
828-71, WD 1056-142, WD 1196-278

BYRD AMY M/RODRIGUEZ RIAN R
192 NW WHITNEY GLN
LAKE CITY, FL 32055

2026

22-3S-16-02244-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

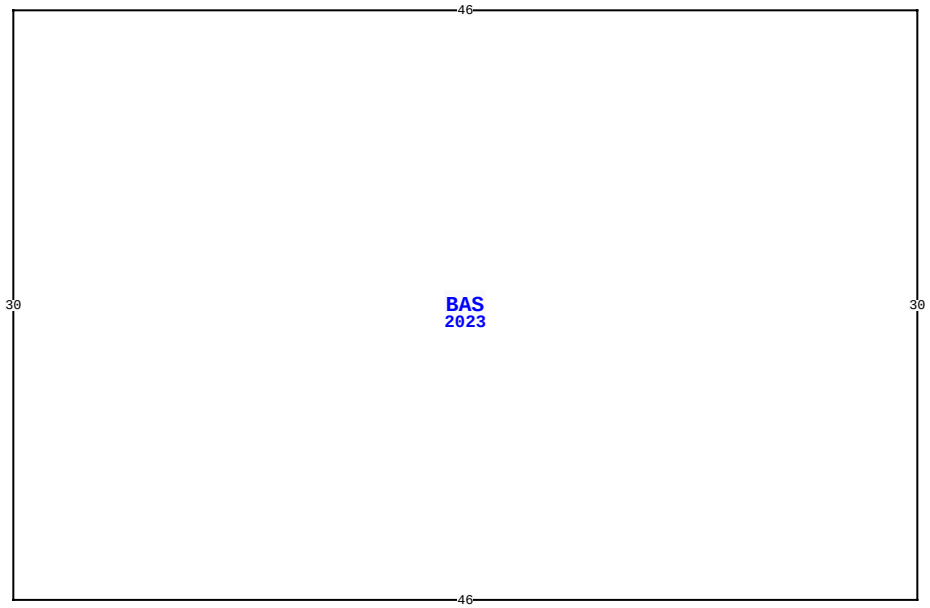
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2023	1,380	157,989
TOTALS	1,380			1,380	157,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,380	117.0000	120.51	166,304	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 0% - 2024 Heated Area: 1380 HX Base Yr



192 NW WHITNEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,989
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	184,289
SOH/AGL Deduction	0
ASSESSED VALUE	184,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,289
TOTAL JUST VALUE	184,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043559	Mobile Home		02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/206	11/01/2023	WD	Q	I	01	195,000
GRANTOR: ROBERTS KELLI M						
GRANTEE: BYRD AMY M						
1465/1848	4/29/2022	WD	Q	I	01	199,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: ROBERTS KELLI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=26,21] E46 S30 W46 N30 $
.

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	0081	DECKING WI	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/03/2023 BY ME Total Acres: 0.70 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS