

KINNEY PAUL
228 NW WHITNEY GLN
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0031VINYLSID 100

00N/A 0

0003GABLE/HIP 100

0003COMP SHNGL 100

0005DRYWALL 100

0013LAM/VNLPLK 50

0014CARPET 50

0003CENTRAL 100

0004AIR DUCTED 100

0003100

0002100

0001NONE 100

0001.100

0000100

000404100

000101100

000505

000200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC22316.0201.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS1,5601001,560167,284

TOTALS1,5601,560167,284

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10081DECKING WI0100001.00UT800.00800.0010020212021100800

29945Well/Sept0100001.00UT7,000.007,000.0010031007,000

30261PRCH, UOP0100001.00UT2,400.002,400.00100202320221002,400

40261PRCH, UOP01008161.00UT900.00900.0010020232022100900

50296SHED METAL0100001.00UT2,500.002,500.00100202320221002,500

60060CARPORT F0100001.00UT3,000.003,000.00100202320221003,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

10200CMBL HM100RSF/MH0.000.001.00LT1.001.001.0018,500.0018,500.0018,500

REVIEW DATE02/20/2023BYKS

Total Acres: 0.53Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA125.9500EFF. BASE RATE124.69REPL. COST NEW194,516AYB2018EYB2018ECONFNCT00NORM14.00% COND86.00

MANUF 2100%- 2025Heated Area: 1560HX Base Yr 2025

BLD DATEXF DATEINC DATE

04/21/2023MLU

SALES DATA

OFF RECORD NumberDATEINSTQU / I / V / RSN CD SALE PRICE

1527/199811/19/2024QCUII11100

GRANTOR: ROWE JAMES

GRANTEE: KINNEY PAUL

1525/31810/14/2024PBUII180

GRANTOR: ROWE PATRICIA

GRANTEE: ROWE JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,12] E60 S26 W60 N26 \$

COLUMBIA COUNTY PROPERTY

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