

WALTHER MATTHEW ELLIOTT
266 NW WHITNEY GLN
LAKE CITY, FL 32055

2026

22-35-10-02244-114

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	VINYL SID	100					0201	02	2,280	118.5000	111.39	253,969	2008	2012	0	0	0	29.00	71.00	STANDARD									
Roof Structure	03	GABLE/HIP	100							1 MANUF 1 0% - 2022						Heated Area: 2280						HX Base Yr								
Roof Cover	14	PREFIN MT	100	BAS																										
Interior Wall	05	DRYWALL	100																											
Interior Floor	13	LAM/VNLPLK	50																											
Interior Floor	14	CARPET	50																											
Air Condition	03	CENTRAL	100																											
Heating Type	04	AIR DUCTED	100																											
Bedrooms		4	100																											
Bathrooms		3	100																											
Stories	1.	1.	100																											
Architectural Units	01	CONV	100	BAS																										
Condition Adj	03	0	100																											
		03	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	2,280	100		2,280	180,318																									
TOTALS	2,280			2,280	180,318																									
EXTRA FEATURES						266 NW WHITNEY GLN, LAKE CITY																								
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200															
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200															
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
4	0169	FENCE/WOOD	0	0	0	1.00	UT	800.00	800.00	50	2008	2008	3	50	400															
5	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500															
6	0296	SHED METAL	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022	100		3,000															
7	0296	SHED METAL	0	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022	100		2,200															
LAND DESCRIPTION						TOTAL OB/XF 14,500																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	02/12/2024		BY	jerry	Total Acres:	0.50	Total Land Value:	18,500			Market:	0		Agricultural:	0		Common:	18,500		PRINTED 09/30/2025 BY SYS										