LOT 22 BRANDEN ESTATES S/D.
828-071, 878-1885, CT 1167-1862,

MOORE LORRAINE S
119 NW WHITNEY GLN
LAKE CITY, FL 32055

2026

22-3S-16-02244-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

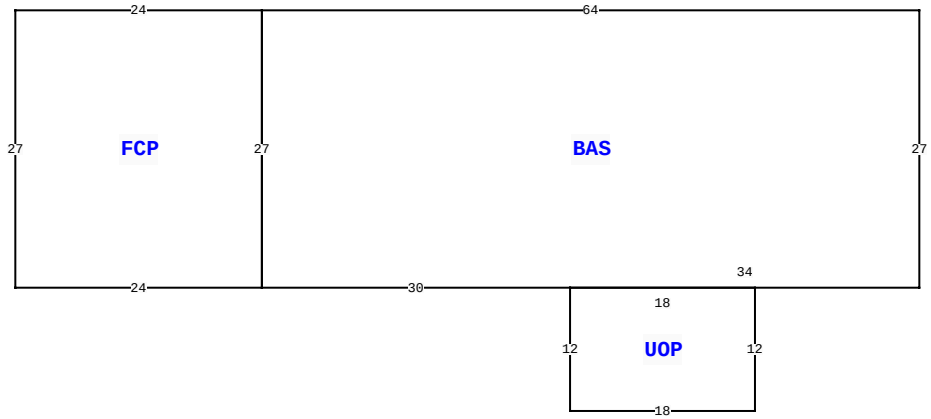
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	105,333
FCP	648	25		162	9,875
UOP	216	25		54	3,292
TOTALS	2,592			1,944	118,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	117.9000	110.83	215,454	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1728 HX Base Yr 2010



119 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		118,500
TOTAL MARKET OB/XF VALUE		10,175
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		147,175
SOH/AGL Deduction		84,443
ASSESSED VALUE		62,732
TOTAL EXEMPTION VALUE	HX HB	37,732
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38053	MAINT/ALTR	115	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0354	7/01/2010	QC	U	I	11	100
GRANTOR: NANCY P WOZNIAK						
GRANTEE: LORRAINE S MOORE						
1175/0580	5/13/2009	WD	U	I	12	51,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: LORRAINE S MOORE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 FCP= W24 S27 E24 N27$ S27 E30 UOP= S12 E18 N12W18$ E34 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1,833.00	UT	1.50	1.50	50	1996	1996	3	50	1,375	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,175

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		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 02/20/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS