COMM SW COR OF SEC, RUN E
25.01 FT TO A PT ON E R/W LINE
TURNER RD FOR POB, N 158.36 FT

GILREATH OPHA L
122 NW SAMOSET GLN
LAKE CITY, FL 32055

2026

22-3S-16-02255-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

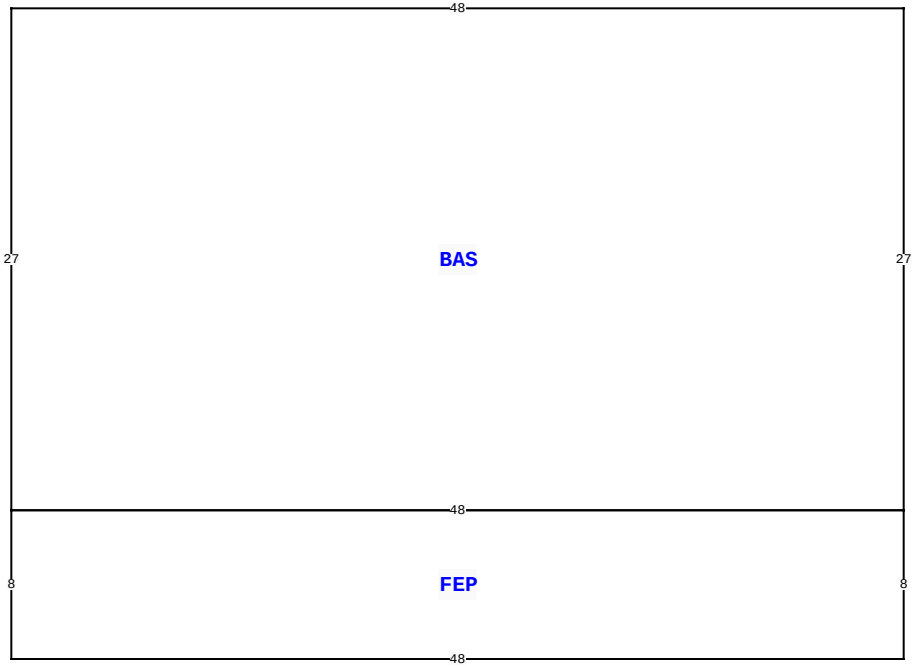
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,018
FEP	384	85		326	9,060
TOTALS	1,680			1,622	45,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,622	115.8000	69.48	112,697	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1296 HX Base Yr 2026



122 NW SAMOSET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		45,079
TOTAL MARKET OB/XF VALUE		12,904
TOTAL LAND VALUE - MARKET		17,980
TOTAL MARKET VALUE		75,963
SOH/AGL Deduction		35,921
ASSESSED VALUE		40,042
TOTAL EXEMPTION VALUE	HX HB SX	40,042
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1216	5/25/1999	WD	Q	I		27,500

GRANTOR: WALTER B ROBERTSON

GRANTEE: OPHA L GILREATH (0

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 FEP= S8 E48 N8 W48$ E48 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	0021	BARN,FR AE	0	100	12	28	336.00	UT	3.20	3.20	100	0	0	3	100	1,075	
2	0040	BARN,POLE	0	100	10	12	130.00	UT	1.86	1.86	100	0	0	3	100	242	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0296	SHED METAL	0	100	14	40	560.00	UT	5.00	5.00	50	1993	1993	3	50	1,400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,260	
7	0294	SHED WOOD/	0	100	0	0	336.00	UT	7.50	7.50	50	1993	1993	3	50	1,260	
8	0070	CARPORT UF	0	100	18	21	378.00	UT	3.00	3.00	50	1993	1993	3	50	567	

LAND DESCRIPTION

TOTAL OB/XF 12,904

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	0.62	AC		1.00	1.00	1.45	20,000.00	29,000.00	17,980							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.62 Total Land Value: 17,980 Market: 0 Agricultural: 0 Common: 17,980 PRINTED 11/18/2025 BY SYS