(AKA LOT 22, LEON MCCALL'S SURVE
COMM 25 FT E OF SW COR OF SW1/4
280.84 FT, E 238.02 FT FOR POB,

BEHRENWALD SCOTT WILLIAM
157 NW SAMOSET GLN
LAKE CITY, FL 32055

2025

22-3S-16-02265-008

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

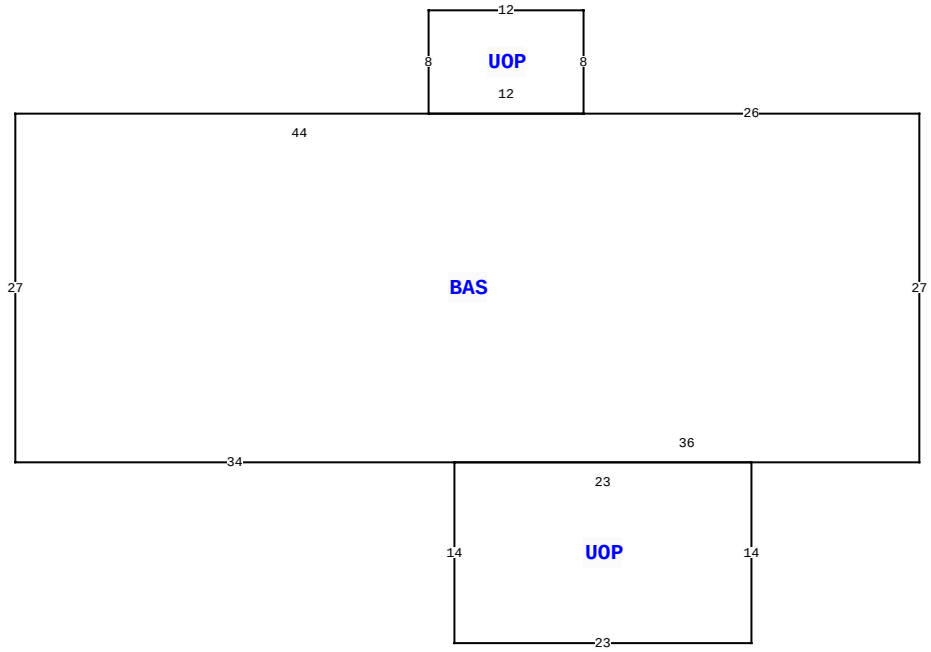
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	140,138
UOP	96	25		24	1,780
UOP	322	25		80	5,932
TOTALS	2,308			1,994	147,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,994	116.0000	109.04	217,426	1998	2010	0	0	0	32.00	68.00

2 MANUF 1 – 0% - 2023 Heated Area: 1890 HX Base Yr



157 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	147,850
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	12,062
TOTAL MARKET VALUE	169,112
SOH/AGL Deduction	0
ASSESSED VALUE	169,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,112
TOTAL JUST VALUE	169,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,138

BLDG:1:1: CARG MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13223	M H	125	10/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2512	4/08/2022	WD	Q	I	01	157,600
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: BEHRENWALD SCOTT WI						
1186/1177	12/09/2009	WD	U	I	18	31,000
GRANTOR: SECRETARY O FHOUSING						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W12 S8 E12$ W44 S27 E34 UOP= S14 E23 N14 W23$ E36 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0.37	AC		1.00	1.00	1.63	20,000.00	32,600.00	12,062							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.37 Total Land Value: 12,062 Market: 0 Agricultural: 0 Common: 12,062 PRINTED 05/13/2025 BY SYS