THE N1/2 OF E 1 AC OF W 3 AC OF
BEG 15 FT N OF INTERS OF S LINE
OF NW1/4 & W R/W US-41, RUN W 11

MINTER KENNETH
297 SW MINTER ROAD
LAKE CITY, FL 32024

2026

22-6S-17-09744-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

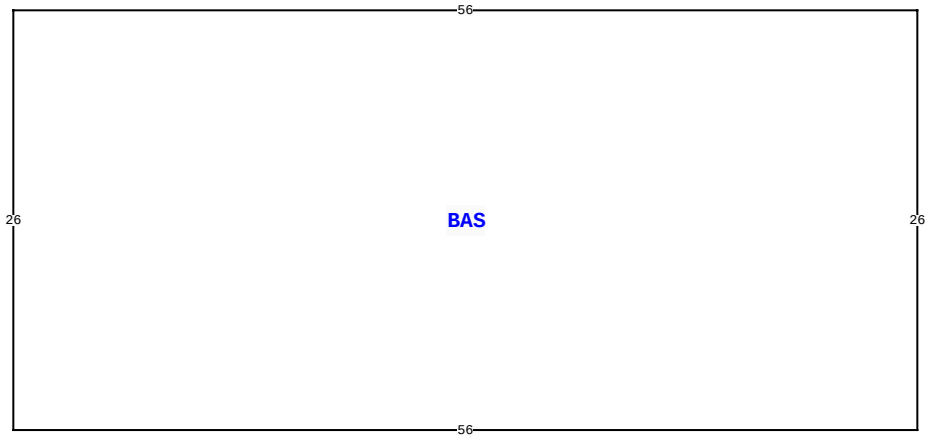
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	64,677
TOTALS	1,456			1,456	64,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	113.9000	68.34	99,503	2010	2010	0	0	0	35.00	65.00

1 MOBILE HME 100% - 0 Heated Area: 1456 HX Base Yr



297 SW MINTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,677
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		89,177
SOH/AGL Deduction		23,111
ASSESSED VALUE		66,066
TOTAL EXEMPTION VALUE	HX HB 13	66,066
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		89,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29259	M H	300	03/23/2011
28574	M H	375	05/17/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/1035	3/23/2010	WD	U	V	11	100

GRANTOR: PERCY MINTER JR & GER

GRANTEE: KENNETH MINTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 10/25/2017 BY BC Total Acres: 1.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/18/2025 BY SYS