BEG SW COR OF SE1/4, RUN N 152.2
FT, S 159.69 FT, W 518.05 FT TO

FORD ROBERT W/FORD MEKAYLA M
171 SW GRANDKIDS GLN
LAKE CITY, FL 32024

2026

23-5S-15-00468-004

BUILDING CHARACTERISTICS

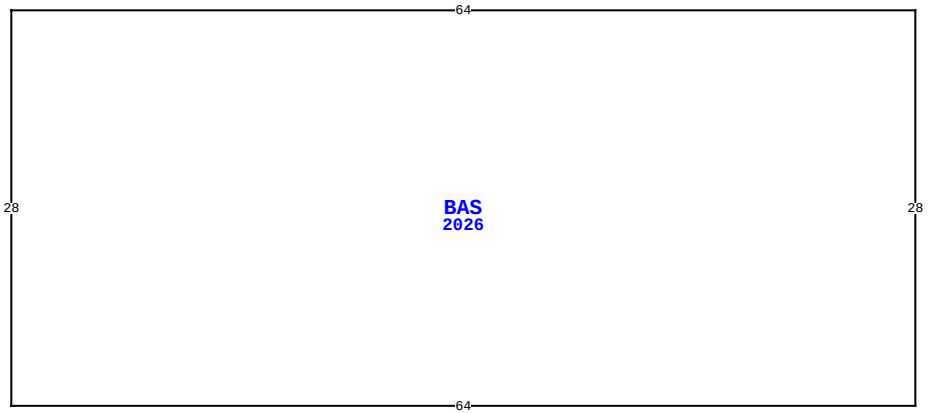
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2026	1,792	50,319
TOTALS	1,792			1,792	50,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	117.0000	70.20	125,798	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1792 HX Base Yr



1089 SW HARTFORD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,319
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	82,269
SOH/AGL Deduction	340
ASSESSED VALUE	81,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,929
TOTAL JUST VALUE	82,269
NCON VALUE	54,519
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,750

PRMT:1:1: THOMAS MH

BLDG:1:1: HORTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053260	Mobile Home		05/29/2025
000053128	Right-of-Way Acce		05/18/2025
11482	M H	125	08/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1454	4/23/2025	WD	Q	V	01	27,800

GRANTOR: SCHULL PHYLLIS T

GRANTEE: FORD ROBERT W

1233/2367	4/26/2012	PB	U	V	18	0

GRANTOR: WILLIAM R THOMAS ESTA

GRANTEE: PHYLLIS T SCHULL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,8] E64 S28 W64 N28 $
.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	15,000.00	15,000.00	13,950							
2	0000	C	VAC RES	0		00	0.00	0.00	0.92	AC		1.00	1.00	1.00	15,000.00	15,000.00	13,800							

REVIEW DATE 09/05/2025 BY randall Total Acres: 1.85 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/07/2025 BY SYS