COMM AT SW COR OF SE1/4 RUN N 15
CONT NORTH 251.68 FT, E 202.51 F
FT, W 207.86 TO POB.

FORD ADAM
123 SW GRANDKIDS GLN
LAKE CITY, FL 32024

2026

23-5S-15-00468-009

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

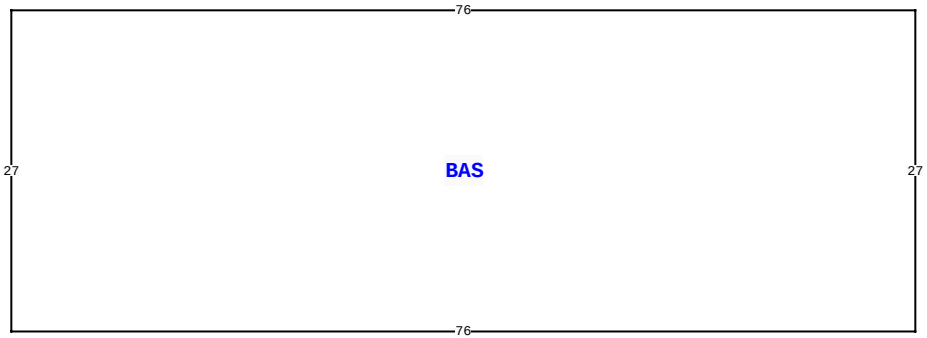
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	195,540
TOTALS	2,052			2,052	195,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	107.07	219,708	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2008 Heated Area: 2052 HX Base Yr 2008



123 SW GRAND KIDS GLN, 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		195,540
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		16,520
TOTAL MARKET VALUE		215,060
SOH/AGL Deduction		90,302
ASSESSED VALUE		124,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,036
TOTAL JUST VALUE		215,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37945	M H	375	04/03/2019
5362	M H	476	01/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/1217	1/19/2019	QC	U	I	11	100
GRANTOR: DONNA M FORD						
GRANTEE: ADAM FORD						
1105/2106	12/22/2006	WD	Q	V	06	100
GRANTOR: DONNA M FORD						
GRANTEE: ADAM FORD & DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.18	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,520							

REVIEW DATE 05/07/2019 BY RP Total Acres: 1.18 Total Land Value: 16,520 Market: 0 Agricultural: 0 Common: 16,520 PRINTED 11/07/2025 BY SYS