COMM SW COR OF N1/2 OF NW1/4 OF
FT TO S R/W OF NW JAKE GLN, E AL
FT TO PT ON CURVE, SE ALONG CURV

NERI TAMMY A
586 NW JAKE GLN
LAKE CITY, FL 32055

2026

24-2S-16-01740-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

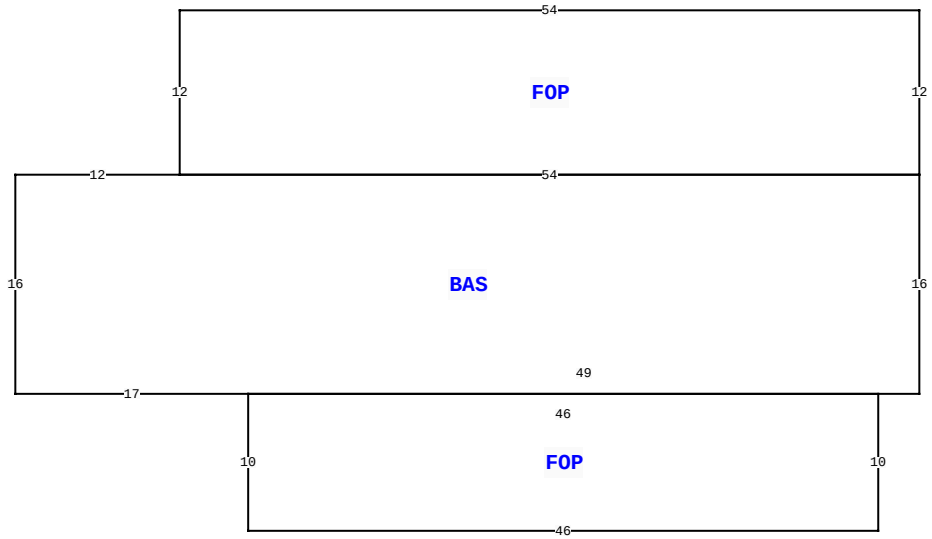
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	58,504
FOP	460	35		161	8,920
FOP	648	35		227	12,576
TOTALS	2,164			1,444	80,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,444	107.1600	100.73	145,454	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1056 HX Base Yr 2024



586 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,000
TOTAL MARKET OB/XF VALUE		15,590
TOTAL LAND VALUE - MARKET		11,475
TOTAL MARKET VALUE		107,065
SOH/AGL Deduction		0
ASSESSED VALUE		107,065
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		51,343
TOTAL JUST VALUE		107,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25195	M H	0	11/03/2006
8588	M H	125	07/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1865	6/07/2023	WD	U	I	11	100
GRANTOR: CHANDLER PHYLLIS						
GRANTEE: NERI TAMMY A						
1460/1804	2/17/2022	WD	Q	I	01	108,000
GRANTOR: CHANDLER PHYLLIS						
GRANTEE: NERI TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S16 E17 E49 N16 W54 $
FOP=[ORIG=54,0] N12 W54 S12 E54 $
FOP=[ORIG=5,16] S10 E46 N10 W46 $
.

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	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.00	2.00	100	1994	1994	3	100	320	
2	0296	SHED METAL	0	100	9	19	171.00	UT	10.00	10.00	100	1994	1994	3	100	1,710	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	16	24	384.00	UT	15.00	15.00	100	1994	1994	3	100	5,760	
5	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	100	1994	1994	3	100	480	
6	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.00	2.00	100	1994	1994	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 15,590

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	1.35	AC		1.00	1.00	1.00	8,500.00	8,500.00	11,475							

REVIEW DATE 05/01/2023 BY JB Total Acres: 1.35 Total Land Value: 11,475 Market: 0 Agricultural: 0 Common: 11,475 PRINTED 11/18/2025 BY SYS