

W1/2 OF SW1/4 OF NE1/4 OF
NE1/4. ORB 800-1426, 802-646,

KANE MICHAEL/KANE GINGER
533 NW FLOWERS PL
LAKE CITY, FL 32055

2025

25-2S-15-00093-011



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	31	VINYL SID 100	0800	02	962	114.9000	68.94	66,320	1995	1995	0	0	0	60.00	40.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME - 100% - 1996													Heated Area: 924													HX Base Yr 1996												
Roof Cover	12	MODULAR MT 100	BAS FOP																																						
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		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		05 05																																							
DOR CODE		0200	MOBILE HOME																																						
MAP NUM			MKT AREA																						03																
NEIGHBORHOOD/LOC		25215.00	1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	924	100		924	25,480																																				
FOP	110	35		38	1,048																																				
TOTALS		1,034		962	26,528																																				
EXTRA FEATURES						533 NW FLOWERS PL, LAKE CITY																																			
L N	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	0294	SHED WOOD/	0	100	24	30	720.00	UT	9.00	9.00	100	2005	2005	3	100	6,480																									
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300																									
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250																									
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																									
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																									
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500																									
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500																									
TOTAL OB/XF 17,330																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	0102	C	SFR/MH	100		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,350																								
REVIEW DATE 12/01/2022 BY KS Total Acres: 5.05 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 06/20/2025 BY SYS																																									