LOT 16 HUCKLEBERRY HILL S/D.
ORB 445-669, 654-005,

KAUS HENRY ROYAL JR/KAUS MARGARET P
308 SE DOPPLER CT
LAKE CITY, FL 32025

2026

25-4S-17-08739-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

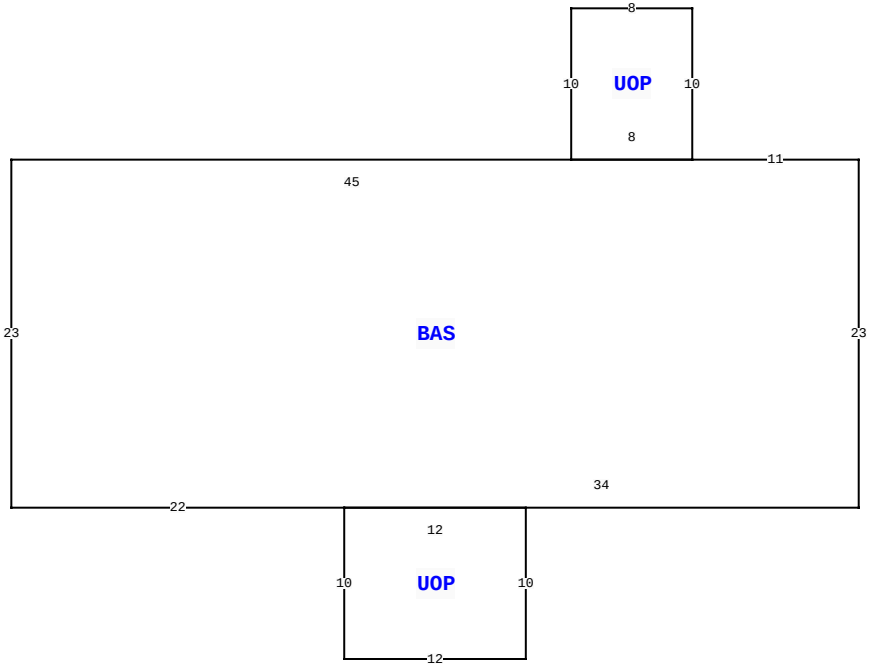
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	25417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	32,118
UOP	80	25		20	499
UOP	120	25		30	748
TOTALS	1,488			1,338	33,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,338	103.9000	62.34	83,411	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1288 HX Base Yr 2002



308 SE DOPPLER CT, 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		33,364
TOTAL MARKET OB/XF VALUE		8,150
TOTAL LAND VALUE - MARKET		32,900
TOTAL MARKET VALUE		74,414
SOH/AGL Deduction		35,856
ASSESSED VALUE		38,558
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,558
TOTAL JUST VALUE		74,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,414

SALE:1:1: FURNISHED MOBILE HOME

XFOB:1:1: SOUTHWOOD MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0884/0480	5/24/1999	PR	U	I		0
GRANTOR: CHERYL BINDER AS PR						
GRANTEE: HENRY R KAUS JR						
0654/0005	5/31/1988	WD	U	I		34,800
GRANTOR: HUNTER BOBBY J &						
GRANTEE: OAKES DALE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N10 W8 S10 E8$W45 S23 E22 UOP= S10 E12 N10 W12$ E34 N23$.

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	0030	BARN,MT	0	100	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	11	16	1.00	UT	0.00	0.00	100	0	0	3	100	150	
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	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,900							

REVIEW DATE 06/19/2017 BY BC Total Acres: 2.35 Total Land Value: 32,900 Market: 0 Agricultural: 0 Common: 32,900 PRINTED 10/20/2025 BY SYS