COMM NE COR OF S1/2 OF SEC, RUN FOR POB, CONT W 418.07 FT, S 14 FT, E 240.85 FT, S 73 DG E 271.1 ,

SOULSBY TANYA

2026

25-5S-15-00479-005

BUILDING CHARACTERISTICS

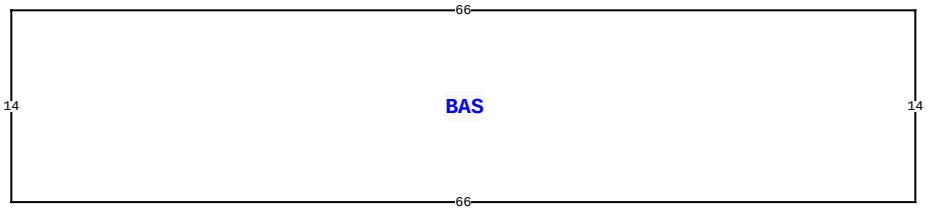
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,688
TOTALS	924			924	16,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	75.2490	45.15	41,719	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



401 SW DARWIN GLN, 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	16,688
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	95,760
TOTAL MARKET VALUE	120,148
SOH/AGL Deduction	27,802
ASSESSED VALUE	92,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,346
TOTAL JUST VALUE	120,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,148

SALE:1:2: MEMBERS ALL BUT 16.83 AC.

SALE:1:1: PURCHASED 88.90 ACRES THEN GAVE FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23747	M H	521	10/20/2005
21420	TR/TRAILER	150	01/14/2004
21213	TR/TRAILER	75	10/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/1807	10/28/2017	AG	U	I	21	62,000
GRANTOR: CRAIG R PERRY						
GRANTEE: TANYA SOULSBY						
1303/1383	7/13/2015	QC	U	I	38	58,000
GRANTOR: ANGELA KNOWLES TOUCHT						
GRANTEE: CRAIG R PERRY (LIEU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0265	PRCH,UEP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.08	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,260							

REVIEW DATE 07/22/2016 BY DF Total Acres: 10.08 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 11/19/2025 BY SYS