

LOT 2 CEDAR HILLS S/D.
736-904, 749-1846, 772-1405, 783

AIKIN WILLIAM S JR
209 SW ARCHIE GLN
LAKE CITY, FL 32024

2026

26-3S-15-00270-102

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		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
		01
NEIGHBORHOOD/LOC	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,608
TOTALS	1,216			1,216	71,608

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
2	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
5	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100
6	0261	PRCH, UOP	0	100	10	20	200.00	UT	7.00	7.00	50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,216	113.9000	107.07	130,197	1999	1999		0	0	45.00	55.00	
1 MANUF 1 100% - 2005 Heated Area: 1216 HX Base Yr 2005													
16 76 16 BAS 76													
209 SW ARCHIE GLN, LAKE CITY													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/07/2025 MLU			

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					71,608				
TOTAL MARKET OB/XF VALUE					14,100				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					135,708				
SOH/AGL Deduction					72,572				
ASSESSED VALUE					63,136				
TOTAL EXEMPTION VALUE					HX HB DX		43,136		
BASE TAXABLE VALUE					20,000				
TOTAL JUST VALUE					135,708				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					135,708				
SALE:5:1: LOT 2 CEDAR HILLS									
SALE:4:1: REPO									
SALE:3:1: LOT 2, CEDAR HILLS									
SALE:2:1: LOT 2 CEDAR HILLS									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
000050728		Electrical Servic			0		09/04/2024		
22434		M H			250		10/29/2004		
10921		M H			125		03/22/1996		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
1027/2358		10/07/2004		WD	Q	V			25,000
GRANTOR: RONNIE C & ANGELA GAR									
GRANTEE: WILLIAM S AIKEN JR									
1027/2356		10/07/2004		QC	Q	V	04		100
GRANTOR: AUDREY BULLARD & JOHN									
GRANTEE: GARDNER									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W76 S16 E76 N16\$.									

TOTAL OB/XF													
14,100													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 50,000													
REVIEW DATE 01/31/2025 BY TW Total Acres: 4.07 Total Land Value: 50,000													