COMM SE COR W1/2 OF NE1/4, RUN N
POB, RUN S 80 DEG W 459.11 FT, W
PT ON E R/W CYPRESS LAKE RD, RUN

ARGANBRIGHT VIKKI LYNNE/ARGANBRIGHT CODY
247 SW CLOVER GLN
LAKE CITY, FL 32024

2026

26-4S-15-00401-023

BUILDING CHARACTERISTICS

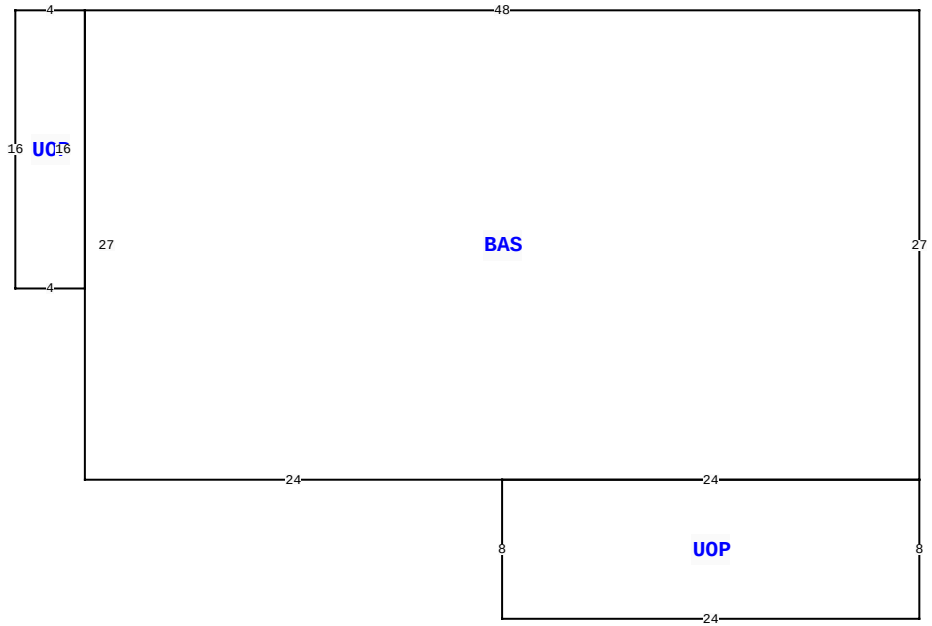
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	26,682
UOP	64	25		16	330
UOP	192	25		48	988
TOTALS	1,552			1,360	28,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,360	85.7790	51.47	69,999	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1296 HX Base Yr



247 SW CLOVER 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	28,000
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	95,285
TOTAL MARKET VALUE	130,885
SOH/AGL Deduction	0
ASSESSED VALUE	130,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,885
TOTAL JUST VALUE	130,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1027	10/04/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT(DONALD						
GRANTEE: ARGANBRIGHT VIKKI L						
1420/0209	9/17/2020	WD	U	I	11	100
GRANTOR: ELIZABETH W STONE						
GRANTEE: DONALD E ARGANBRIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W4 S16 E4 N16$S27 E24 UOP= S8 E24 N8 W24$ E24 N27$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
2	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 7,600

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	0102	C	SFR/MH	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 06/29/2016 BY DF Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 10/06/2025 BY SYS