

COMM NW COR OF NE1/4, RUN S 268.
RUN E 518.18 FT, N 88.48 FT, E 4
316.61 FT, S 339.21 FT, W 1322.2

PROPE JOHN F/PROPE TINA M
1195 SW HARTFORD WAY
LAKE CITY, FL 32024

2026

26-5S-15-00480-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	26515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	53,480
TOTALS	1,890			1,890	53,480

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0261	PRCH, UOP	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,100	
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

LAND DESCRIPTION										TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0102	C	SFR/MH	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500		

REVIEW DATE	11/02/2023	BY	ME	Total Acres:	9.00	Total Land Value:	85,500	Market:	0	Agricultural:	0	Common:	85,500	PRINTED 11/20/2025 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									
0800	02	1,890	117.9000	70.74	133,699	1996	2000	0	0	0	60.00	40.00		3									
1 MOBILE HME 100% - 2024														VALUATION SUMMARY									
Heated Area: 1890														STANDARD									
HX Base Yr 2024														VALUATION BY									
														Tax Group: 3									
														Tax Dist:									
														BUILDING MARKET VALUE									
														TOTAL MARKET OB/XF VALUE									
														TOTAL LAND VALUE - MARKET									
														TOTAL MARKET VALUE									
														SOH/AGL Deduction									
														ASSESSED VALUE									
														TOTAL EXEMPTION VALUE									
														BASE TAXABLE VALUE									
														TOTAL JUST VALUE									
														NCON VALUE									
														INCOME VALUE									
														PREVIOUS YEAR MKT VALUE									

1195 SW HARTFORD WAY, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0261	PRCH, UOP	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,100	
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

LAND DESCRIPTION										TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0102	C	SFR/MH	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500		

REVIEW DATE	11/02/2023	BY	ME	Total Acres:	9.00	Total Land Value:	85,500	Market:	0	Agricultural:	0	Common:	85,500	PRINTED 11/20/2025 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										3									
VALUATION BY										STANDARD									
Tax Group: 3										Tax Dist:									
BUILDING MARKET VALUE										53,480									
TOTAL MARKET OB/XF VALUE										12,300									
TOTAL LAND VALUE - MARKET										85,500									
TOTAL MARKET VALUE										151,280									
SOH/AGL Deduction										71,001									
ASSESSED VALUE										80,279									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										29,557									
TOTAL JUST VALUE										151,280									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										151,280									

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

1501/2427	10/20/2023	WD	Q	I	01	165,000			
GRANTOR: ABBOTT JOSEPH									

GRANTEE: PROPE JOHN F	
-----------------------	--