

COMM NW COR OF NE1/4, RUN E 518.
CONT E 487.75 FT, S 161.37 FT, W
173.11 FT TO POB.

FORD AMANDA MARIE
235 SW GRAND KIDS GLN
LAKE CITY, FL 32024

2026

26-5S-15-00480-009



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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	178,999
TOTALS	2,160			2,160	178,999

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,160	102.5100	96.36	208,138	2018	2018	0	0	0	14.00	86.00	
1 MANUF 1 100% - 2008				Heated Area: 2160				HX Base Yr 2008					
30 72 30 BAS 72													

235 SW GRAND KIDS GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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		178,999	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		28,050	
TOTAL MARKET VALUE		214,049	
SOH/AGL Deduction		86,542	
ASSESSED VALUE		127,507	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		76,785	
TOTAL JUST VALUE		214,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38310	M H	375	07/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1223	1/30/2019	QC	U	I	11	100
GRANTOR: DONNA M FORD						
GRANTEE: AMANDA BENEFIELD						
1105/2107	12/22/2006	WD	Q	I	06	100
GRANTOR: DONNA M FORD						
GRANTEE: AMANDA BENEFIELD &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W72 S30 E72 N30\$.																