

LOT 1 BLOCK D WEST LAKE CITY HIL
ADDITION #1.

RENNIE SHEILA M
1836 CREEK BANK DR
MIDDLEBURG, FL 32068

2026

27-3S-16-02343-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																		
Exterior Wall	31	VINYL SID 100	0800	02	1,519	115.8000	69.48	105,540	1979	1979	0	0	0	60.00	40.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 0														Heated Area: 1344 HX Base Yr																
Roof Cover	12	MODULAR MT 100															VALUATION BY																
Interior Wall	05	DRYWALL 100															STANDARD																
Interior Floo	14	CARPET 80															Tax Group: 2 Tax Dist:																
Interior Floo	08	SHT VINYL 20															BUILDING MARKET VALUE 42,216																
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 17,300																
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 6,800																
Bedrooms	3	100															TOTAL MARKET VALUE 66,316																
Bathrooms	2	100															SOH/AGL Deduction 1,369																
Stories	1.	1. 100															ASSESSED VALUE 64,947																
Architectural	01	CONV 100															TOTAL EXEMPTION VALUE 0																
Units	0	100	BASE TAXABLE VALUE 64,947																														
Condition Adj	03	03 100	TOTAL JUST VALUE 66,316																														
Kitchen Adjus	01	01 100	NCON VALUE 0																														
Quality 05 05			INCOME VALUE																														
DOR CODE 0200 MOBILE HOME			PREVIOUS YEAR MKT VALUE 66,316																														
MAP NUM MKT AREA 06			XFOB:1:1: SATIL M H																														
NEIGHBORHOOD/LOC 27316.070 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,344	100		1,344	37,352																												
FOP	200	35		70	1,946																												
FOP	300	35		105	2,918																												
TOTALS	1,844			1,519	42,216																												
EXTRA FEATURES						213 NW SPICE LN, LAKE CITY																											
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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200																	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300																	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200																	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600																	
6	0031	BARN,MT AE	0	0	40	25	1,000.00	UT	9.00	9.00	100	2018	2018	3	100	9,000																	
TOTAL OB/XF 17,300																																	
LAND DESCRIPTION																																	
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	DENSITY	DECL	FRZ	YR	CONSRV									
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800																
REVIEW DATE 03/28/2023 BY KS Total Acres: 0.54 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 10/03/2025 BY SYS																																	