BEG SE COR OF SW1/4 OF SW1/4, RU
FT, S 90 FT TO S LINE OF SW1/4 O
120 FT TO POB.

KIDD LARRY F/SWORD NALANI
597 NE WILLIAMS ST
LAKE CITY, FL 32055

2026

27-3S-17-05587-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

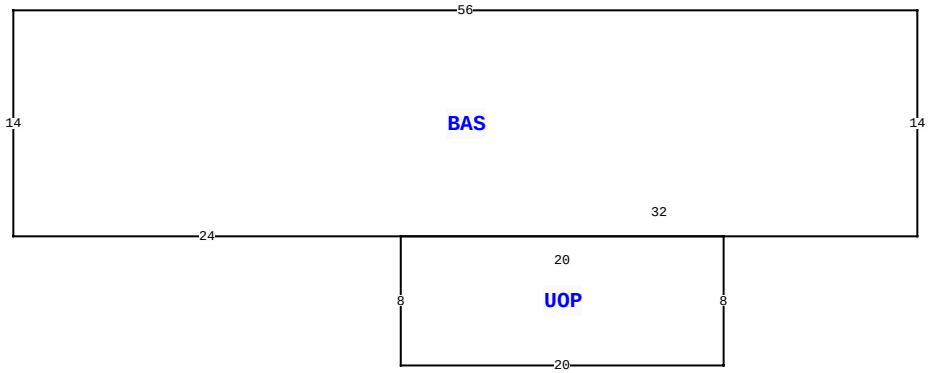
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,069
UOP	160	25		40	820
TOTALS	944			824	16,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	824	85.4050	51.24	42,222	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 784 HX Base Yr 2023



597 NE WILLIAMS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,889
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		34,429
SOH/AGL Deduction		3,693
ASSESSED VALUE		30,736
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,736
TOTAL JUST VALUE		34,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,429

XFOB:1:1: KINGSWOOD MH

BLDG:1:1: KINGSWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14532	M H	125	09/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1669	7/21/2022	WD	U	I	11	100
GRANTOR: DAVIS VICKIE						
GRANTEE: KIDD LARRY F						
1282/2422	10/13/2014	WD	Q	I	01	15,800
GRANTOR: BERNICE W HARRIS (WID						
GRANTEE: ENNIS FOWLER & VICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E24 UOP= S8 E20 N8 W20$ E32 N14$.

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	100	12	18	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	2004	2004	3	50	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,540

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 09/08/2015 BY DF Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/07/2025 BY SYS