LOT 20 SHADY ACRES S/D.
ORB 573-45, WD 590-529,
DC 838-639, WD 1286-1688,

KELLER ROBERT L
309 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03216-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

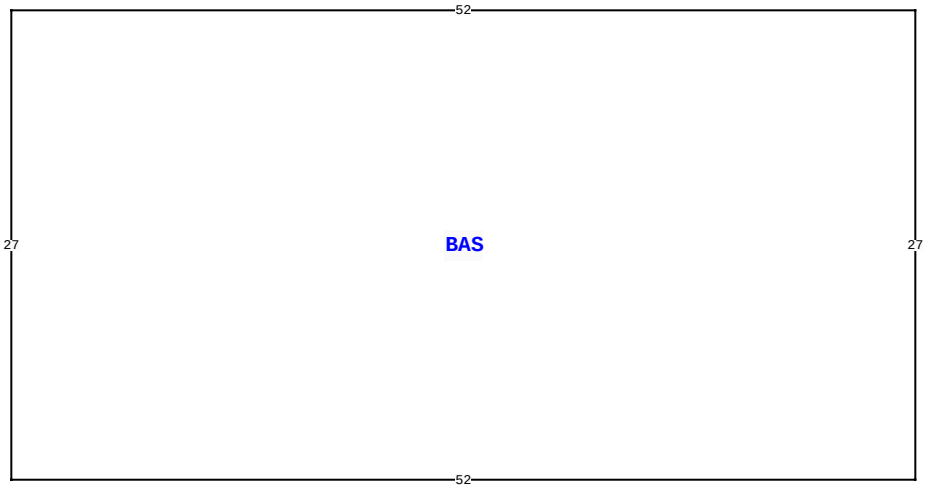
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	58,529
TOTALS	1,404			1,404	58,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	113.9000	68.34	95,949	2009	2009	0	0	0	39.00	61.00

1 MOBILE HME 100% - 2015 Heated Area: 1404 HX Base Yr 2015



309 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,529
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		36,800
TOTAL MARKET VALUE		102,729
SOH/AGL Deduction		31,265
ASSESSED VALUE		71,464
TOTAL EXEMPTION VALUE	HX HB	46,464
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,567

XFOB:1:1: 1993 SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27214	M H	375	07/30/2008
16415	REMODEL	0	12/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1688	12/19/2014	WD	Q	I	01	65,000
GRANTOR: PAULINE FRANCIS DRIGG						
GRANTEE: ROBERT L KELLER						
0590/0529	4/01/1986	WD	Q	V	01	11,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	30	1993	1993	3	30	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		A-1	283.00	300.00	2.00	LT		1.00	1.00	0.80	23,000.00	18,400.00	36,800							

REVIEW DATE 07/17/2019 BY KR Total Acres: 1.95 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/19/2025 BY SYS