LOT 23 BLOCK A SUWANNEE HILLS S/
830-1840, 917-405, QC 1264-749,

WILLIAMS JAMES MICHAEL/WILLIAMS LINDA KAY
395 NW CRACKNEL WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-123

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	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

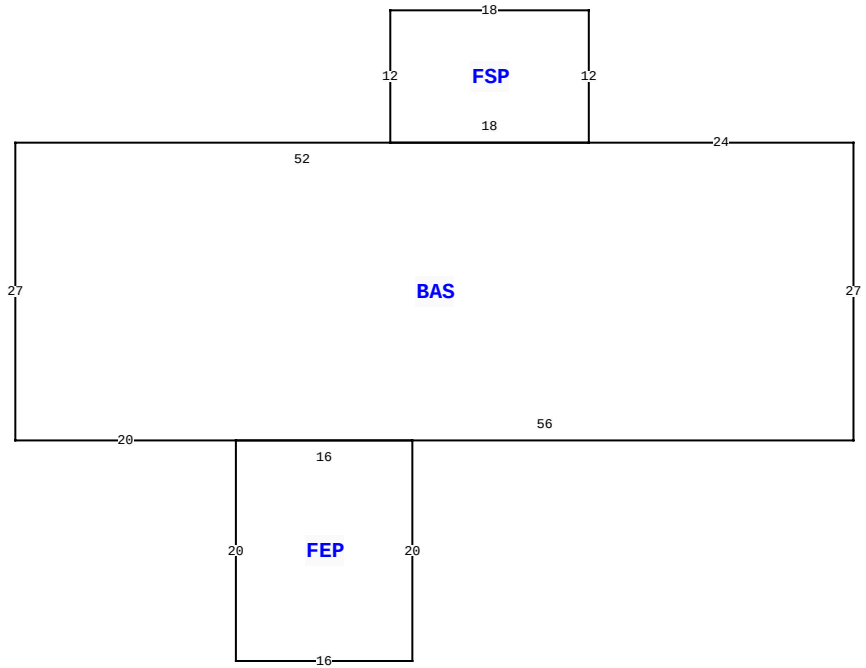
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 28216.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	128,266
FEP	320	85		272	17,002
FSP	216	40		86	5,376
TOTALS	2,588			2,410	150,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,410	114.8000	113.65	273,896	2002	2002	0	0	0	45.00	55.00

2 MANUF 2 100% - 2023 Heated Area: 2052 HX Base Yr 2023



395 NW CRACKNEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,643
TOTAL MARKET OB/XF VALUE		50,668
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		241,311
SOH/AGL Deduction		195,266
ASSESSED VALUE		46,045
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,045
TOTAL JUST VALUE		241,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19451	POOL	50	04/19/2002
18668	M H	125	08/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1794	8/01/2022	WD	Q	I	01	365,000
GRANTOR: BENOIT VIRGINIA M						
GRANTEE: WILLIAMS JAMES MICH						
1313/1659	4/19/2016	WD	U	I	30	100
GRANTOR: GEORGE A & VIRGINIA M						
GRANTEE: GEORGE A & VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W18 S12 E18$ W52 S27 E20 FEP= S20 E16 N20 W16$ E56 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	24	44	1,056.00	UT	25.00	25.00	100	2001	2001	3	100	26,400	
2	0281	POOL R/FIB	0	100	12	24	281.00	UT	65.00	65.00	100	2001	2001	3	40	7,306	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	100	21	37	777.00	UT	15.00	15.00	100	2008	2008	3	40	4,662	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 50,668

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/07/2025 BY SYS