BEG AT SW COR OF NW1/4 OF SW
1/4, RUN W 90.41 FT, N 663.56
FT, E 447.23 FT, S 664.85 FT,

WALDROP CRYSTAL/FRIDLEY KAYLA
338 NE SEEDLING LOOP
LAKE CITY, FL 32055

2026

28-2S-17-04775-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

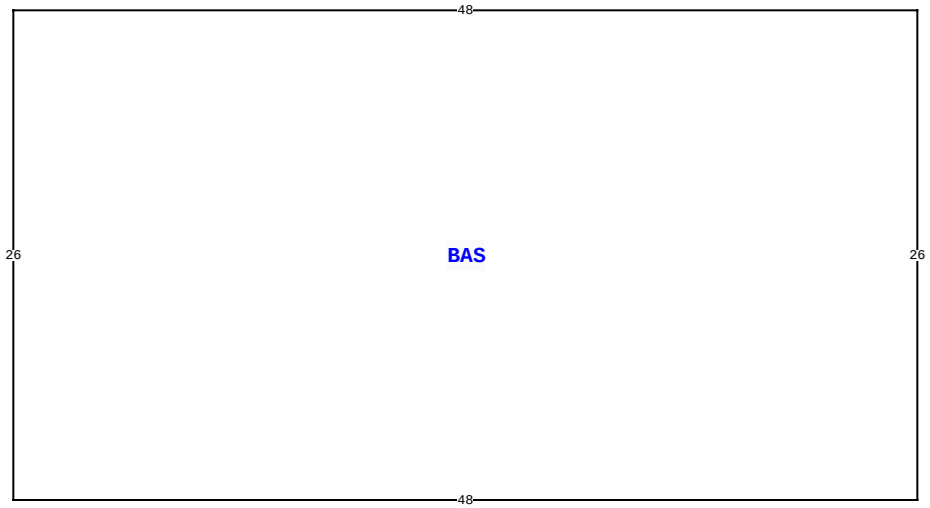
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	28217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	136,886
TOTALS	1,248			1,248	136,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,248	114.5000	117.94	147,189	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1248 HX Base Yr 2022



338 NE SEEDLING LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,886
TOTAL MARKET OB/XF VALUE		11,680
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		196,166
SOH/AGL Deduction		73,017
ASSESSED VALUE		123,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,427
TOTAL JUST VALUE		196,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40906	M H	0	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/254	12/04/2020	WD	U	V	11	100
GRANTOR: WALDROP CRYSTAL &						
GRANTEE: WALDROP CRYSTAL						
1416/2223	8/07/2020	WD	Q	V	01	30,600
GRANTOR: JONATHAN GRIFFIN						
GRANTEE: CRYSTAL WALDROP & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=23,10] E48 S26 W48 N26 $
.

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	0040	BARN,POLE	0	100	29	30	870.00	UT	4.00	4.00	100	2022	2021		100	3,480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
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 11,680

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	6.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	47,600							

REVIEW DATE 12/11/2020 BY RP Total Acres: 6.80 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 10/10/2025 BY SYS