

WEIFFENBACH DON DAVID
305 NW BATTLE HILL LN
LAKE CITY, FL 32055

2026

28-3S-16-02350-002

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

0031 VINYL SID 100

Exterior Wall

00N/A 0

Roof Structur

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

05DRYWALL 100

Interior Floo

08SHT VINYL 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame Stories Units

01NONE 100
1. 1. 100
0 100

Condition Adj Kitchen Adjus

0303 100
0101 100

Quality

0505

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

28316.0301.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,2161001,21671,983

TOTALS

1,2161,21671,983

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

10060CARPORT F0100001.00UT9,240.009,240.00100202220211009,240

29945Well/Sept0100001.00UT7,000.007,000.0010031007,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

10200CMBL HM100RSF/MH0.000.002.50AC1.001.001.008,000.008,000.0020,000

REVIEW DATE03/08/2023BYKSTotal Acres: 2.50Total Land Value: 20,000Market: 0Agricultural: 0Common: 20,000PRINTED 10/07/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0201021,216114.5000107.63130,878199719970045.0055.00

MANUF 1100% - 2022Heated Area: 1216HX Base Yr 2022

Basement Area Diagram

Diagram showing a rectangular area labeled BAS with dimensions 76' by 16'.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE71,983

TOTAL MARKET OB/XF VALUE16,240

TOTAL LAND VALUE - MARKET20,000

TOTAL MARKET VALUE108,223

SOH/AGL Deduction20,885

ASSESSED VALUE87,338

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE36,616

TOTAL JUST VALUE108,223

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE108,223

SALE:3:3: TITLE#40099637,

SALE:3:2: 66, TITLE #40099646 & ID#GAFL2BD40341966

SALE:3:1: SALE INCLUDES 1984 SPRI DWMH ID#GAFL2AD4

SALE:2:3: TITLE#40099637

PERMIT NUMDESCRIPTIONAMTISSUED

000043139Mobile Home11/10/2021

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1445/11298/20/2021QC U I 11100

GRANTOR:WEIFFENBACH ERIN ELAI

GRANTEE:WEIFFENBACH DON DAV

1391/17628/19/2019TD U I 1817,000

GRANTOR:CLERK OF COURT

GRANTEE:DON DAVID & ERIN EL

BUILDING NOTES

BAS=[ORIG=18,7] E76 S16 W76 N16 \$

BUILDING DIMENSIONS

BAS=[ORIG=18,7] E76 S16 W76 N16 \$