COMM SW COR OF NW1/4 OF NE1/4, E
OF NW BROWN RD, N 50 FT TO INTER
WITH N R/W OF NW BATTLEHILL LN F

SHACKELFORD APRIL J
553 NW BATTLE HILL LN
LAKE CITY, FL 32025

2026

28-3S-16-02353-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Quality	05	05

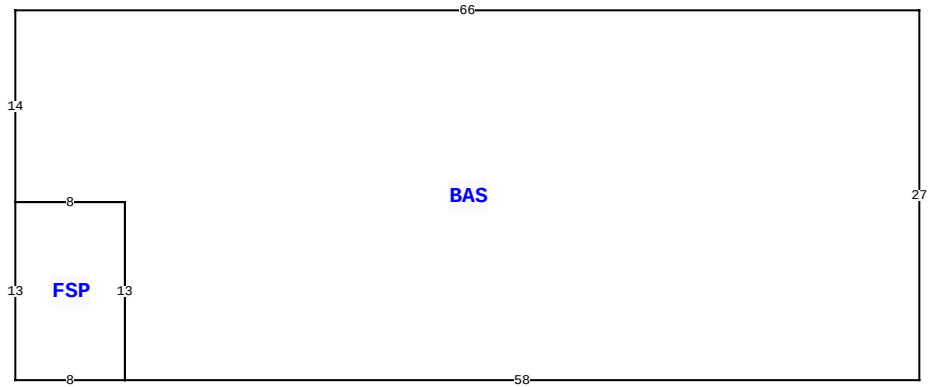
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	147,038
FSP	104	40		42	3,681
TOTALS	1,782			1,720	150,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,720	118.0000	110.92	190,782	1995	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2021 Heated Area: 1678 HX Base Yr 2021



553 NW BATTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,718
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		6,750
TOTAL MARKET VALUE		167,968
SOH/AGL Deduction		53,348
ASSESSED VALUE		114,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,898
TOTAL JUST VALUE		167,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37936	M H	616	03/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0189	9/24/2020	QC	U	I	11	100
GRANTOR: CARL P SIMMON SR						
GRANTEE: APRIL J SHACKELFORD						
1399/1962	11/20/2019	WD	Q	I	01	99,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: CARL P SIMMON SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E8 S13 E58 N27 $
FSP=[ORIG=-66,14] S13 E8 N13 W8 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,500.00	13,500.00	6,750							

REVIEW DATE 03/08/2023 BY KS Total Acres: 0.50 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 10/07/2025 BY SYS