

PART OF LOT 12 & PART OF LOT 13
RANCHETTES S/D UNR: COMM SE COR
NE1/4 N 330.64 FT, E 160.28 FT,

BATTLE MARGARET M
217 NW CHIPMUNK CT
LAKE CITY, FL 32055

2026

28-3S-16-02356-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0200MOBILE 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	1,288	100		1,288	29,603
UOP	224	25		56	1,287
UOP	528	25		132	3,034

TOTALS	2,040			1,476	33,924
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	
2	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,476	95.7600	57.46	84,811	1984	1984	0	0	0 60.00	40.00	
1 MOBILE HME 100% - 2002 Heated Area: 1288 HX Base Yr 2002												

217 NW CHIPMUNK CT, LAKE CITY	BLD DATE	LGL DATE	05/09/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	0	0 3	100		200	
2	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	2.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		33,924	
TOTAL MARKET OB/XF VALUE		13,200	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		70,124	
SOH/AGL Deduction		23,065	
ASSESSED VALUE		47,059	
TOTAL EXEMPTION VALUE		HX HB WX 30,000	
BASE TAXABLE VALUE		17,059	
TOTAL JUST VALUE		70,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,124	

SALE:2:1: 2 ACRES			
SALE:1:1: IN LIEU OF FORCLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14075	M H	125	05/29/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1400/0491	12/02/2019	LE	U	I	14	100	
GRANTOR: MARGARET M BATTLE (EN							
GRANTEE: ROZLYN WALKER & RIC							
0919/1450	2/02/2001	WD	Q	I	01	100	
GRANTOR: JAMES D BATTLE SR (RE							
GRANTEE: MARGARET M BATTLE (							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W21 UOP= N8 W43 S31 E8 N23 E35\$ W35 S23 E9 UOP= S8 E28 N8 W28\$ E47 N23 \$.									