

LOT 4 HIDDEN LAKE S/D.
PR 1148-1993, WD 1156-1655, QC 1

SOUTH FORTY HOMES, LLC
PO BOX 906
ARCHER, FL 32618

2026

28-3S-16-02365-204



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05 05
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	28316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	115,729
UOP	88	25		22	1,263
TOTALS	2,104			2,038	116,993

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

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	0		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,038	113.9000	68.34	139,277	2017	2017	0	0	16.00	84.00
1 MOBILE HME 0% - 0 Heated Area: 2016 HX Base Yr											
UOP BAS											
276 NW BATTLE HILL LN, LAKE CITY											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
04/21/2023 MLU					

TOTAL OB/XF									
7,000									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,993	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		142,493	
SOH/AGL Deduction		0	
ASSESSED VALUE		142,493	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,493	
TOTAL JUST VALUE		142,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,278	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2080	8/27/2025	CT	U	I	18	108,000
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTH FORTY HOMES,						
1362/2523	6/14/2018	WD	Q	I	01	115,400
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: PATRICK J & ELIZABE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 UOP= N8 W11 S8 E11\$ W56 S28 E72 N28\$.									