COMM SW COR OF NE1/4 OF SE1/4, E
R/W TURNER RD, N 1125 FT TO N R/
W 223.5 FT FOR POB, CONT W 223.5

RUTTER MICHAEL LEE
171 NW MARCEL PL
LAKE CITY, FL 32055

2026

28-3S-16-02366-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

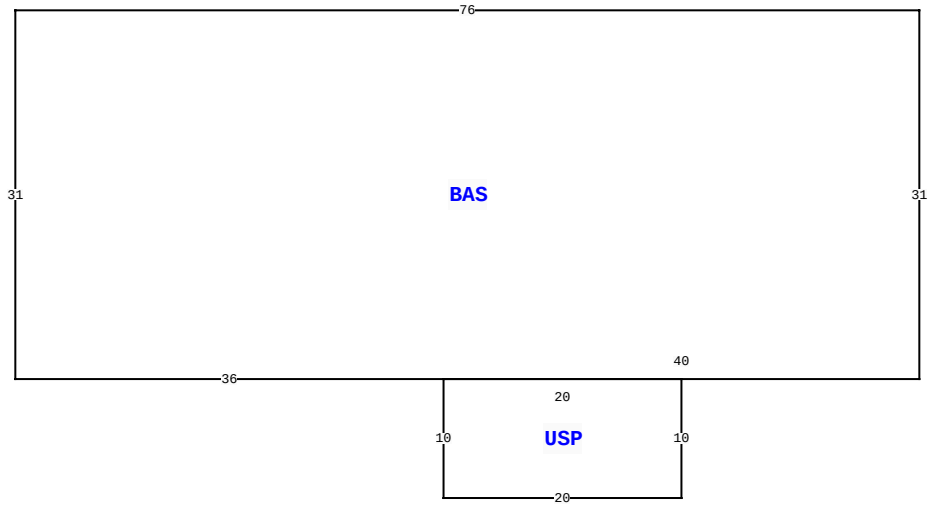
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
USP	200	35		70	4,195
TOTALS	2,556			2,426	145,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,426	115.9000	108.95	264,313	2000	2000	0	0	0	45.00	55.00

4 MANUF 1 100% - 2002 Heated Area: 2356 HX Base Yr 2002



171 NW MARCEL PL, 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		145,372
TOTAL MARKET OB/XF VALUE		29,176
TOTAL LAND VALUE - MARKET		13,130
TOTAL MARKET VALUE		187,678
SOH/AGL Deduction		88,409
ASSESSED VALUE		99,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,547
TOTAL JUST VALUE		187,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13999	PUMP/UTPOL	50	05/12/1998
11075	M H	125	04/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/439	7/03/2025	WD	Q	I	01	235,000
GRANTOR: MATHIS MICHAEL A						
GRANTEE: RUTTER MICHAEL LEE						
0838/0615	4/18/1997	WD	U	I	09	3,000
GRANTOR: IDA B ROBINSON						
GRANTEE: MATHIS & BEASLEY AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S31 E36 E40 N31 $
USP=[ORIG=-40,31] S10 E20 N10 W20 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0130	CLFENCE 5	0	100	0	0	270.00	UT	5.50	5.50	70	2000	2000	3	70	1,040	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0030	BARN,MT	0	0	22	24	528.00	UT	12.00	12.00	100	2008	2008	3	100	6,336	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,000	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF 29,176

LAND DESCRIPTION

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	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 07/24/2025 BY TP Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 10/07/2025 BY SYS