COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, N 97.10 FT, E 267.10 FT
43.60 FT, S 197.65 FT, W 223.50

TYRE TAMMY L
331 NW MADELIENE TER
LAKE CITY, FL 32055

2026

28-3S-16-02366-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

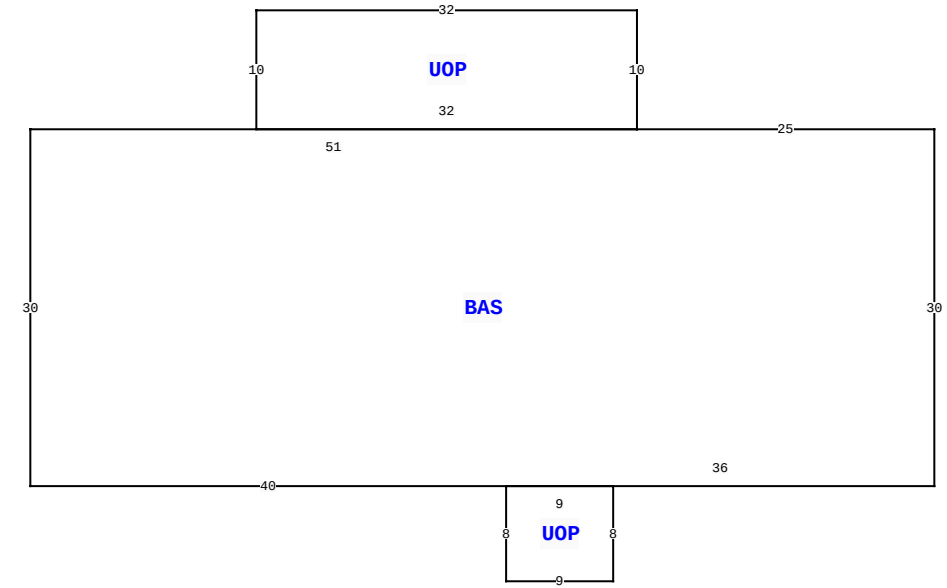
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	2,280	100		2,280	60,247
UOP	72	25		18	476
UOP	320	25		80	2,114
TOTALS	2,672			2,378	62,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,378	110.1050	66.06	157,091	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 2280 HX Base Yr 2006



331 NW MADELIENE TER, 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		62,836
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		20,800
TOTAL MARKET VALUE		92,436
SOH/AGL Deduction		25,632
ASSESSED VALUE		66,804
TOTAL EXEMPTION VALUE	HX HB	41,804
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22321	M H	250	09/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/2457	6/08/2005	WD	Q	I		87,500
GRANTOR: RUSSELL S DEPRATTER						
GRANTEE: TAMMY S TYRE						
0991/2675	8/13/2003	PR	Q	I		18,500
GRANTOR: CHALRES MITCHELL WALK						
GRANTEE: RUSSELL S DEPRATTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N10 W32 S10 E32$ W51 S30 E40 UOP= S8 E9 N8 W9$ E36 N30$.

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	50	1993	1993	3	50	600	
2	0060	CARPORT F	0	100	12	30	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	1.60	AC		1.00	1.00	1.00	13,000.00	13,000.00	20,800							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.60 Total Land Value: 20,800 Market: 0 Agricultural: 0 Common: 20,800 PRINTED 10/06/2025 BY SYS