LOT 3 BAR D ESTATES UNIT 1.

852-1468, 852-1471, 865-825, 950

NYE KAREN
125 SW CLINT WAY
LAKE CITY, FL 32024

2026

29-5S-17-09449-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

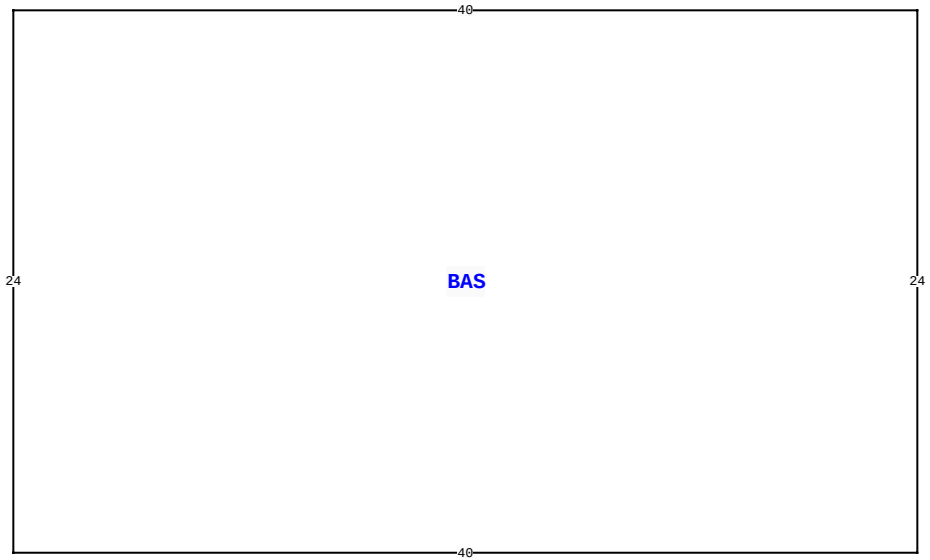
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	29517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	89,196
TOTALS	960			960	89,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	960	118.8000	117.61	112,906	1995	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2022 Heated Area: 960 HX Base Yr 2022



125 SW CLINT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,196
TOTAL MARKET OB/XF VALUE		16,900
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		121,096
SOH/AGL Deduction		16,402
ASSESSED VALUE		104,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,972
TOTAL JUST VALUE		121,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/146	12/13/2021	WD	Q	I	01	117,000
GRANTOR: ALGAR MARK						
GRANTEE: NYE KAREN						
1258/1223	12/04/2012	QC	U	I	30	100
GRANTOR: MARK ALGAR & JOAN ANN						
GRANTEE: MARK ALGAR & VERONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

EXTRA FEATURES

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	0020	BARN,FR	0	100	22	30	660.00	UT	15.00	15.00	100	2013	2013	3	100	9,900	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,900

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 01/07/2022 BY CP Total Acres: 1.01 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/07/2025 BY SYS