BEG NE COR OF SW1/4 OF SW1/4, E
FT, W 134 FT, N 325 FT TO POB.

KOHLHEPP PATRICIA ANN
138 SW MCELROY CT
LAKE CITY, FL 32024

2026

30-3S-16-02411-006

BUILDING CHARACTERISTICS

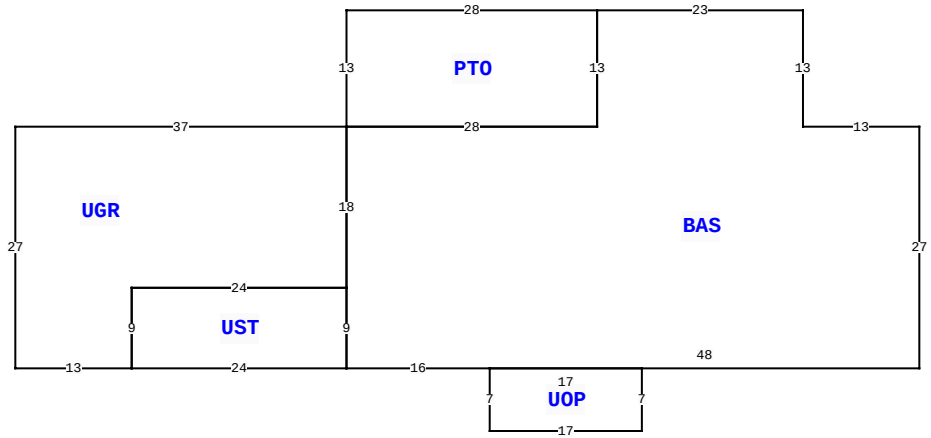
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100		2,027	32,084
PTO	364	5		18	285
UGR	783	45		352	5,572
UOP	119	25		30	475
UST	216	45		97	1,535
TOTALS	3,509			2,524	39,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,524	87.9320	52.76	133,166	1993	1993	0	0	10	60.00	30.00

1 MOBILE HME 100% - 0 Heated Area: 2027 HX Base Yr



138 SW MCELROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,950
TOTAL MARKET OB/XF VALUE		7,293
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		62,243
SOH/AGL Deduction		28,527
ASSESSED VALUE		33,716
TOTAL EXEMPTION VALUE	HX HB SX	33,716
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		62,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,243

PRMT:1:1: UTILITY POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7200	PUMP/UTPOL	25	05/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/2298	9/22/2016	LE	U	I	30	100

GRANTOR: PATRICIA ANN KOHLHEPP
GRANTEE: PRISCILLA DAWN MOOR

0817/1606	10/12/1995	WD	Q	I	03	0

GRANTOR: DANNY KOHLHEPP
GRANTEE: PATRICIA KOHLHEPP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N13 W23 PTO= W28 S13 E28 N13$ S13 W28 UGR= W37 S27 E13 N9 E24 N18 $S18 UST= W24 S9 E24 N9$ S9 E16 UOP= S7 E17 N7 W17$ E48 N27$.

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	0166	CONC,PAVMT	0	100	3	39	117.00	UT	2.50	2.50	100	2005	2005	3	100	293	
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 7,293

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS