COMM NW COR OF SW1/4, E 1574 FT
491.57 FT, S 47 DEG E 39.29 FT,
605.24 FT, W 256.41 FT, N 540 FT

JENKINS KATHY O
255 SW FLATT GLN
LAKE CITY, FL 32024

2026

31-4S-16-03252-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

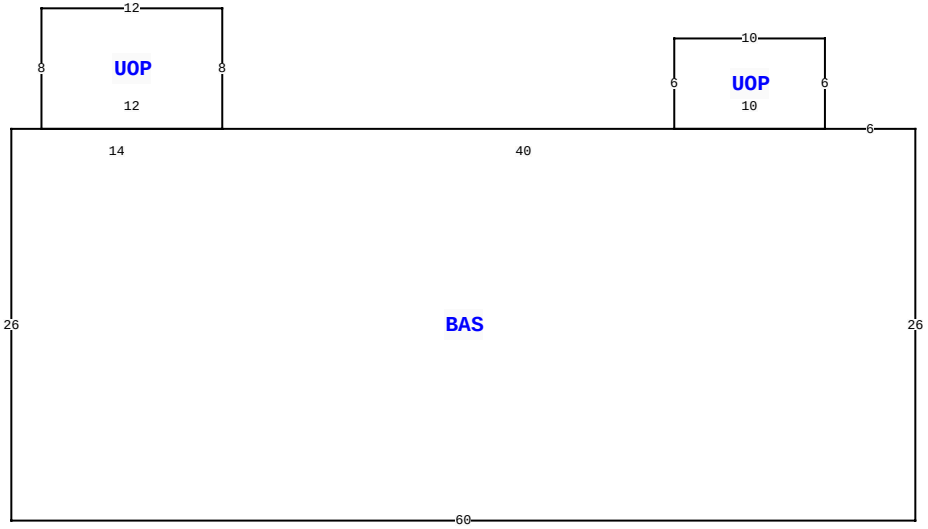
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	31416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	93,231
UOP	60	25		15	897
UOP	96	25		24	1,434
TOTALS	1,716			1,599	95,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,599	115.6000	108.66	173,747	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2006 Heated Area: 1560 HX Base Yr 2006



255 SW FLATT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,561
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		154,661
SOH/AGL Deduction		78,555
ASSESSED VALUE		76,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,384
TOTAL JUST VALUE		154,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,661

SALE:3:1: 5.05 AC

SALE:2:1: REPO ??

BLDG:1:1: SLYL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15222	M H	125	03/16/1999
10976	M H	125	04/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/1788	9/07/2016	QC	U	I	11	100

GRANTOR: SEAN PATRICK JENKINS

GRANTEE: KATHY O & JENKINS

1063/1741	10/28/2005	WD	Q	I		90,000

GRANTOR: ROBERT & MARTHA SHAW

GRANTEE: KATHY O & SEAN JENK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N6 W10 S6 E10$ W40 UOP= N8 W12 S8 E12 $ W14 S26 E60 N26$.

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	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
3	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 8,600

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		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 07/24/2019 BY KR Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 10/07/2025 BY SYS