

LOT 9 VELLE S/D.
853-673, LE 1009-1425, WD 1093-2

KERKLIN STEPHANIE
172 SW FLATT GLN
LAKE CITY, FL 32024

2025

31-4S-16-03252-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,532
TOTALS	924			924	23,532

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0210	GARAGE U	0	100	24	32	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0030	BARN, MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	106.1100	63.67	58,831	1989	1989	0	0	60.00	40.00

2 MOBILE HME 100% - 2015

Heated Area: 924

HX Base Yr 2015

14

66

BAS

66

14

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

172 SW FLATT GLN, LAKE CITY											
TOTAL OB/XF 35,500											

COLUMBIA COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE	23,532
TOTAL MARKET OB/XF VALUE	35,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	114,032
SOH/AGL Deduction	39,375
ASSESSED VALUE	74,657
TOTAL EXEMPTION VALUE	49,657
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	114,032
NCON VALUE	24,098
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,593

SALE:1:1: SALE NOT IN LINE

LAND:3:1: 4.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14184	M H	125	06/23/1998
8050	STORAGE	4,000	02/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/0281	8/10/2006	WD	Q	I	01	20,000

GRANTOR: PADGETT, MCKINNON III

GRANTEE: STEPHANIE KERKLIN

1009/1425 3/12/2004 WD Q I 06 100

GRANTOR: ANGELA G HAWTHORNE RE

GRANTEE: PADGETT, MCKINNON I

BUILDING NOTES											
BAS= W66 S14 E66 N14\$.											
BUILDING DIMENSIONS											