(AKA LOT 9 PINE FOREST UNREC). C
OF SE1/4 OF SE1/4, RUN E 715.15
W 533.24 FT, N 516.04 FT FOR POB

JACOBS KELLY MICHELLE/JACOBS JON EDWARD
303 SW GLADE GLN
LAKE CITY, FL 32024

2026

31-5S-16-03744-409

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 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
Quality	05	05

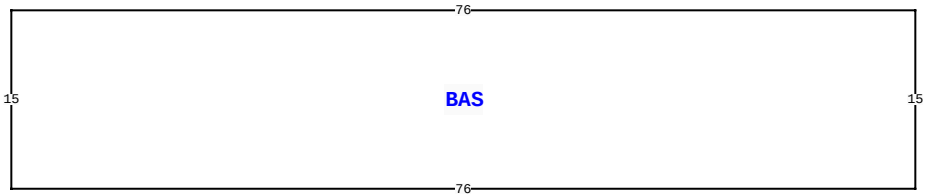
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 31516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	109,009
TOTALS	1,140			1,140	109,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	114.3000	107.44	122,482	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2020 Heated Area: 1140 HX Base Yr 2020



305 SW GLADE GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,608
TOTAL MARKET OB/XF VALUE		11,550
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		268,238
SOH/AGL Deduction		80,833
ASSESSED VALUE		187,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,683
TOTAL JUST VALUE		268,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37063	M H	325	08/06/2018
22901	M H	357	03/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1504	6/12/2017	WD	U	I	11	100
GRANTOR: KELLY MICHELLE RIZER						
GRANTEE: KELLY MICHELLE & JO						
1189/1879	12/31/2009	WD	U	I	34	29,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: KELLY MICHELLE RIZE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
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	2008	2008	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 05/05/2021 BY JB Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/18/2025 BY SYS

(AKA LOT 9 PINE FOREST UNREC). C
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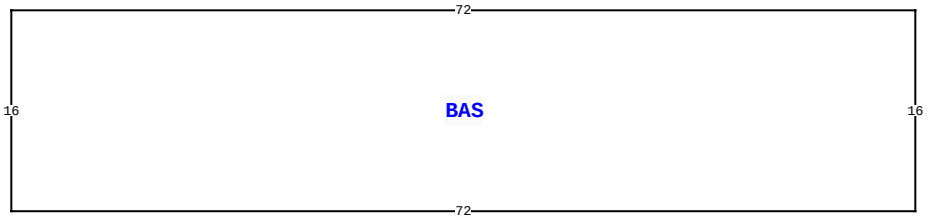
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,599
TOTALS	1,152			1,152	67,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	113.5000	106.69	122,907	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 0% - 2021 Heated Area: 1152 HX Base Yr 2020



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GRANTOR: DEAS BULLARD PROPERTI						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=16,15] E72 S16 W72 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/05/2021 BY JB Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/18/2025 BY SYS