LOT 13 INDIAN RIDGE S/D PHS 1.
WD 1171-1045, WD 1291-1117, AG 1

CARNEY THOMAS O/CARNEY KELLIE L
253 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

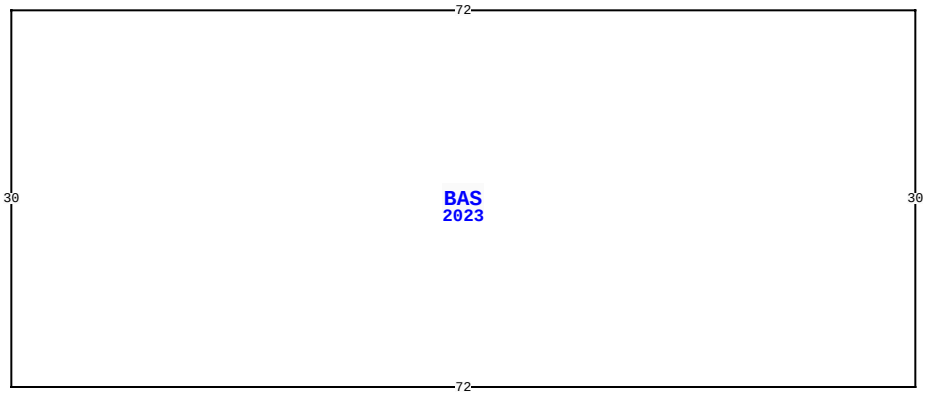
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	151,974
TOTALS	2,160			2,160	151,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,160	102.1500	83.76	180,922	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2023 Heated Area: 2160 HX Base Yr 2023



253 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,974
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		204,574
SOH/AGL Deduction		0
ASSESSED VALUE		204,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,852
TOTAL JUST VALUE		204,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36466	M H	616	03/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2719	2/18/2018	AG	U	V	21	45,000
GRANTOR: WESTRIDGE INC						
GRANTEE: CARNEY THOMAS O						
1291/1117	3/14/2015	WD	U	V	38	48,500
GRANTOR: THOMAS J JR & SHIRLEY						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,14] E72 S30 W72 N30 $
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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
1	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/04/2023 BY JD Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS