

CASSIDY TERRY/CASSIDY TIFFANI
457 NW WEIGHTTY GLN
LAKE CITY, FL 32055

32-2S-16-01812-009

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	VINYL SID 100					0201	02	1,620	113.9000	107.07	173,453	2007	2006	0	0	0	45.00	55.00	VALUATION BY					STANDARD														
Roof Structure	03	GABLE/HIP 100					3 MANUF 1 100% - 2007													Heated Area: 1620					HX Base Yr 2007					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL 100					BAS																		BUILDING MARKET VALUE					95,399									
Interior Wall	05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE					17,320									
Interior Floor	14	CARPET 90																							TOTAL LAND VALUE - MARKET					35,000									
Interior Floor	08	SHT VINYL 10																							TOTAL MARKET VALUE					147,719									
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction					60,905									
Heating Type	04	AIR DUCTED 100																							ASSESSED VALUE					86,814									
Bedrooms		3 100																							TOTAL EXEMPTION VALUE					HX HB SX 86,814									
Bathrooms		2 100																							BASE TAXABLE VALUE					0									
Stories	1.	1. 100																							TOTAL JUST VALUE					147,719									
Architectual Units	01	CONV 100																							NCON VALUE					0									
Condition Adj	03	03 100					INCOME VALUE																																
Kitchen Adjus	01	01 100					PREVIOUS YEAR MKT VALUE					147,719																											
Quality		05 05																																					
DOR CODE		0200					MOBILE HOME																																
MAP NUM							MKT AREA		03																														
NEIGHBORHOOD/LOC		32216.00					1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,620	100		1,620	95,399																																		
TOTALS		1,620				1,620		95,399		457 NW WEIGHTTY GLN, LAKE CITY				BLD DATE				LGL DATE																					
EXTRA FEATURES										XF DATE				LAND DATE		04/15/2025				MLU																			
										INC DATE				AG DATE																									
L N	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	0296	SHED METAL	0 100	18	20	360.00	UT	7.00	7.00	100	2006	2006	3	100	2,520																								
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200																								
3	9945	We'll/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																								
5	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800																								
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																								
7	0030	BARN, MT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000																								
LAND DESCRIPTION										TOTAL OB/XF										17,320																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,500																						
2	0000	C	VAC RES	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,500																						
REVIEW DATE 01/03/2023 BY JD Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS																																							