

MATHENEY FRANCE
107 SW MATHENEY GLN
LAKE CITY, FL 32024

32-3S-16-02422-008

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								PAGE 1 of 1	3																								
Exterior Wall	31	VINYL SID 100					0800	02	1,188	82.6560	49.59	58,913	2009	2009	0	0	39.00	61.00	VALUATION BY								STANDARD																									
Roof Structure	03	GABLE/HIP 100					1 MOBILE HME 0% - 2021										Heated Area: 1188										HX Base Yr										Tax Group: 3								Tax Dist:							
Roof Cover	12	MODULAR MT 100					-44 -44 27 27 BAS										BUILDING MARKET VALUE								35,937																											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE								9,138																											
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET								55,110																											
Interior Floor	08	SHT VINYL 20															TOTAL MARKET VALUE								57,198																											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction								0																											
Heating Type	03	FORCED AIR 100															ASSESSED VALUE								57,198																											
Bedrooms		3 100															TOTAL EXEMPTION VALUE								0																											
Bathrooms		2 100															BASE TAXABLE VALUE								57,198																											
Frame	01	NONE 100															TOTAL JUST VALUE								100,185																											
Stories	0	0 100															NCON VALUE								0																											
Units	0	0 100					INCOME VALUE																																													
Condition Adj	01	01 100													PREVIOUS YEAR MKT VALUE								102,541																													
Kitchen Adjus	01	01 100																																																		
Quality		03	03																																																	
DOR CODE		5000 IMPROVED AG																																																		
MAP NUM						MKT AREA		01																																												
NEIGHBORHOOD/LOC		32316.00 1.00/																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	1,188	100		1,188	35,937																																															
TOTALS		1,188		1,188	35,937	303 SW MATHENEY GLN, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU																												
EXTRA FEATURES						XF DATE				LAND 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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																																				
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800																																				
3	0030	BARN,MT	0	0	22	25	1.00	UT	0.00	0.00	100	0	0	3	100	4,538																																				
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000																																				
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400																																				
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200																																				
LAND DESCRIPTION																																																				
TOTAL OB/XF 9,138																																																				
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123																																			
2	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110																																			
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																																			
REVIEW DATE 12/04/2024 BY JB Total Acres: 5.01 Total Land Value: 12,123 Market: 44,110 Agricultural: 1,123 Common: 11,000 PRINTED 10/03/2025 BY SYS																																																				