BEG 468.15 FT S OF NE COR OF W1/ NW1/4, CONT S 294.72 FT, W 342.2 FT, W 330 FT, N 30 FT, E 330 FT,

BAKKER KATHI
172 SW RIZZO GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

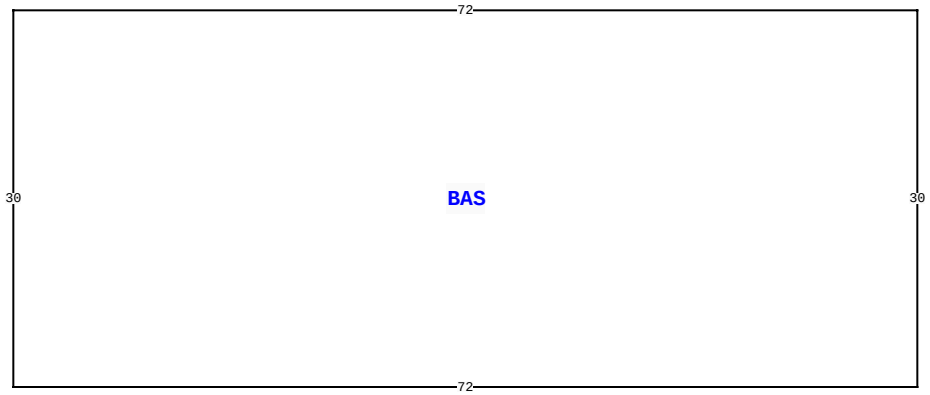
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	220,855
TOTALS	2,160			2,160	220,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	113.5000	112.36	242,698	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2024 Heated Area: 2160 HX Base Yr 2024



172 SW RIZZO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,855
TOTAL MARKET OB/XF VALUE		8,499
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		245,354
SOH/AGL Deduction		0
ASSESSED VALUE		245,354
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		139,632
TOTAL JUST VALUE		245,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39675	M H	0	06/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2252	2/07/2024	WD	U	I	11	100
GRANTOR: SW RIZZO GLEN LAND TR						
GRANTEE: BAKKER KATHI						
1507/2466	2/07/2024	WD	U	I	11	100
GRANTOR: SW RIZZO GLEN LAND TR						
GRANTEE: BAKKER KATHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

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	0166	CONC,PAVMT	0	100	0	0	666.00	UT	2.25	2.25	100	2020	2020	3	100	1,499	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,499

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	1.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	16,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 1.57 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 10/03/2025 BY SYS