LOT 15 KALWAY S/D UNREC: COMM NW
DEG 700.66 FT, S 233.87 FT, W 18
RUN S 233.83 FT, W 165 FT, N 233

JOHNSON KAYLA
181 SW RIZZO GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

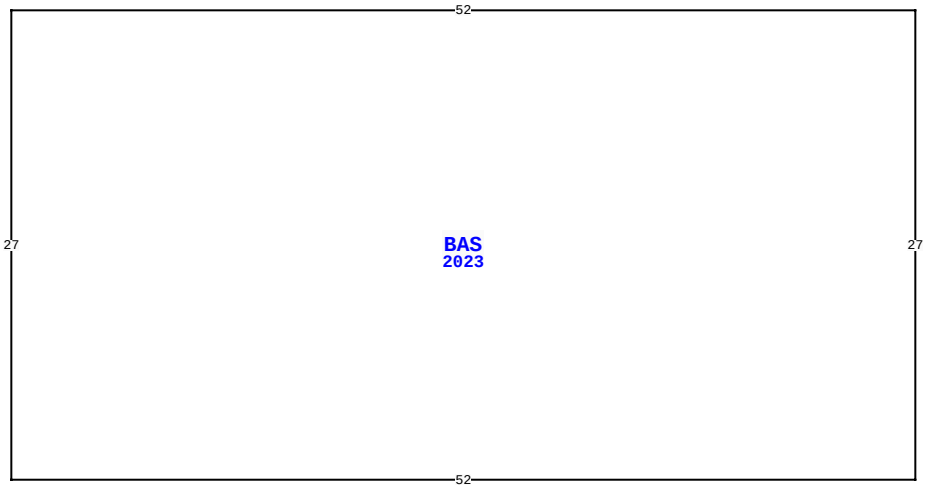
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2023	1,404	83,475
TOTALS	1,404			1,404	83,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	115.0000	108.10	151,772	1990	1990	0	0	0	45.00	55.00

2 MANUF 1 100% - 2023 Heated Area: 1404 HX Base Yr 2022



181 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		83,475
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		108,925
SOH/AGL Deduction		15,651
ASSESSED VALUE		93,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,552
TOTAL JUST VALUE		108,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044399	Mobile Home		05/10/2022
13722	M H	125	03/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0804	1/07/2020	WD	U	I	30	16,000
GRANTOR: MATTIE M CONNER						
GRANTEE: KAYLA JOHNSON						
0844/1955	8/28/1997	AD	Q	V		7,250
GRANTOR: THEAJO T DAVIS						
GRANTEE: CONNER						

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	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	1998	1998	3	50	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
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	2014	2014	3	100	50	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,15] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,450

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: 0.89 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 10/03/2025 BY SYS