

COMM NW COR SW1/4, SW1/4, E 60 F
CONT E 658.42 FT, S 330.80 FT, W
NORTH 330.80 FT TO POB.

TAYLOR LUCIENNE
175 SE KLONDIKE PL
LAKE CITY, FL 32025

2026

33-2S-16-01819-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,178
USP	430	35		150	3,438

TOTALS	1,354			1,074	24,616
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01

REVIEW DATE 03/28/2022 BY JB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,074	95.4990	57.30	61,540	1993	1993	0	0	0	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr												

136 NW BRIAN GLN, LAKE CITY

TOTAL OB/XF												
11,200												

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11,200												

Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 2												3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		49,099
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		95,369
SOH/AGL Deduction		20,642
ASSESSED VALUE		74,727
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		74,727
TOTAL JUST VALUE		95,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043977	Electrical Servic	0	03/22/2022
27307	M H	398	09/02/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1420/1211	9/29/2020	QC U	I	11		100	
GRANTOR: VIRGINIA V PARNELL							
GRANTEE: LUCIENNE TAYLOR							
1418/0408	8/25/2020	QC U	I	11		100	
GRANTOR: LUCIENNE TAYLOR							
GRANTEE: VIRGINIA V PARNELL							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 USP= S5 E38 S5 E20 N5 E8 N5 W66\$ E66 N14\$.												

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