THAT PART OF THE E 22.5 AC OF SW
LIES S OF CO RD, BEING 21 AC & T
OF E 22.5 AC OF NW1/4 OF SE1/4

GLOVER KIM M
446 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01822-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

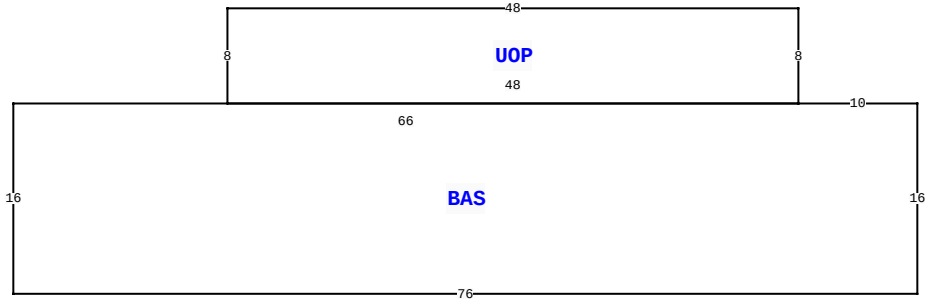
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,824
UOP	384	25		96	2,670
TOTALS	1,600			1,312	36,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	115.9000	69.54	91,236	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 1216 HX Base Yr 1998



446 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,494
TOTAL MARKET OB/XF VALUE		8,125
TOTAL LAND VALUE - MARKET		70,455
TOTAL MARKET VALUE		115,074
SOH/AGL Deduction		32,098
ASSESSED VALUE		82,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,254
TOTAL JUST VALUE		115,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,074

BLDG:1:1: COACH CAMPER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12230	M H	125	03/05/1997
10180	PUMP/UTPOL	30	09/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1913	4/27/2016	QC	U	I	11	0
GRANTOR: RANDALL W GLOVER						
GRANTEE: KIM M GLOVER						
0973/1188	1/05/2003	WD	Q	I	01	100
GRANTOR: KIM GLOVER						
GRANTEE: KIM & RANDALL GLOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N8 W48 S8 E48$ W66 S16 E76 N16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	50	2008	2008	3	50	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	700.00	700.00	25	2008	2008	3	25	175	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	10	20	200.00	UT	3.00	3.00	100	2008	2008	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,125

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	10.75	AC		1.00	1.00	1.00	3,500.00	3,500.00	37,625							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.38	AC		1.00	1.00	1.00	3,500.00	3,500.00	32,830							

REVIEW DATE 04/15/2018 BY KR Total Acres: 20.13 Total Land Value: 70,455 Market: 0 Agricultural: 0 Common: 70,455 PRINTED 10/03/2025 BY SYS