BEG 679.16 FT N OF SE COR OF NW1
W 251.98 FT, N 210 FT, E 247.14
TO POB.

BYRDEN JOLENA
PO BOX 3172
LAKE CITY, FL 32056

2026

34-2S-16-01842-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

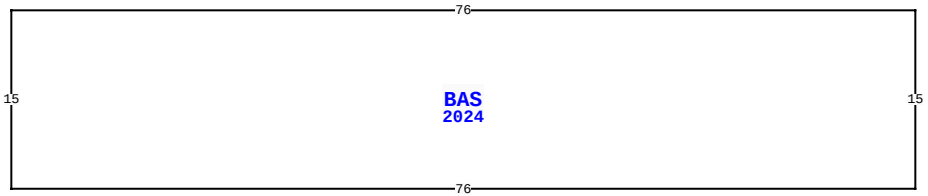
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	128,704
TOTALS	1,140			1,140	128,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	113.0000	116.39	132,685	2023	2023	0	0	0	3.00	97.00

2 MANUF 3 100% - 2024 Heated Area: 1140 HX Base Yr 2023



198 NW OUR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,704
TOTAL MARKET OB/XF VALUE		12,508
TOTAL LAND VALUE - MARKET		10,200
TOTAL MARKET VALUE		151,412
SOH/AGL Deduction		1,759
ASSESSED VALUE		149,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,931
TOTAL JUST VALUE		151,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,739

XFOB:1:1: PINECR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047360	Mobile Home		06/01/2023
000046838	Electrical Servic	0	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1477	3/25/2022	WD	U	I	11	100
GRANTOR: BYRDEN JOSEPH EMANUEL						
GRANTEE: BYRDEN JOLENA						
1449/1974	10/12/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: BYRDEN JOSEPH EMANU						

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	0070	CARPORT UF	0	100	13	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	70	1993	1993	3	70	1,008	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	10	12	120.00	UT	7.50	7.50	100	2008	2008	3	100	900	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,11] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,508

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	0102	C	SFR/MH	100		00	0.00	0.00	1.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	10,200							

REVIEW DATE 07/06/2023 BY RP Total Acres: 1.20 Total Land Value: 10,200 Market: 0 Agricultural: 0 Common: 10,200 PRINTED 10/14/2025 BY SYS