LOT 1 WOODGLEN S/D.

802-323, 841-2071, WD 1085-1022,

HELFRICK JOEL A/HELFRICK KATHRYN
272 NW CREDO WAY
LAKE CITY, FL 32055-5558

2026

34-2S-16-01844-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

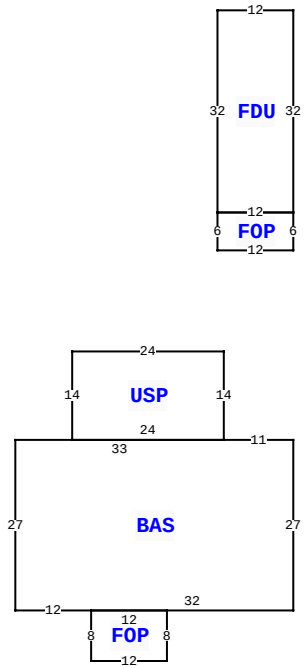
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	34216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	71,188
FDU	384	75		288	17,258
FOP	72	35		25	1,498
FOP	96	35		34	2,037
USP	336	35		118	7,071
TOTALS	2,076			1,653	99,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,653	115.9000	108.95	180,094	2001	2001	0	0	0	45.00	55.00

3 MANUF 1 100% - 2007 Heated Area: 1188 HX Base Yr 2007



272 NW CREDO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,052
TOTAL MARKET OB/XF VALUE		11,064
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		161,866
SOH/AGL Deduction		83,895
ASSESSED VALUE		77,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,249
TOTAL JUST VALUE		161,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19021	M H	125	12/07/2001
17696	M H	125	12/01/2000
14208	M H	125	06/29/1998
13363	M H	125	12/01/1997
9562	M H	125	04/03/1995
8811	M H	125	09/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/0403	11/17/2006	WD	Q	I		141,000
GRANTOR: HUBERT M & ROSE F LAP						
GRANTEE: JOEL A & KATHRYN HE						
1085/1026	4/28/2006	WD	Q	I		129,000
GRANTOR: DANNY & BETTY DIXON						
GRANTEE: HUBERT M & ROSE F L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 USP= N14 W24 S14 E24$ W33 S27 E12 FOP= S8E12 N8 W12$ E32 N27$ PTR= N30 FOP= N6 FDU= N32 W12S32 E12$ W12 S6 E12$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	192.00	UT	7.00	7.00	100	2005	2005	3	100	1,344	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	40	2008	2008	3	40	720	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,064

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	1.15	45,000.00	51,750.00	51,750							

REVIEW DATE 02/15/2023 BY KS Total Acres: 6.56 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 10/13/2025 BY SYS