LOT 12 WOODGLEN S/D.
ORB 729-646, 778-2166

SILVERS JANICE K
195 NW CORWIN GLN
LAKE CITY, FL 32055

2026

34-2S-16-01844-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

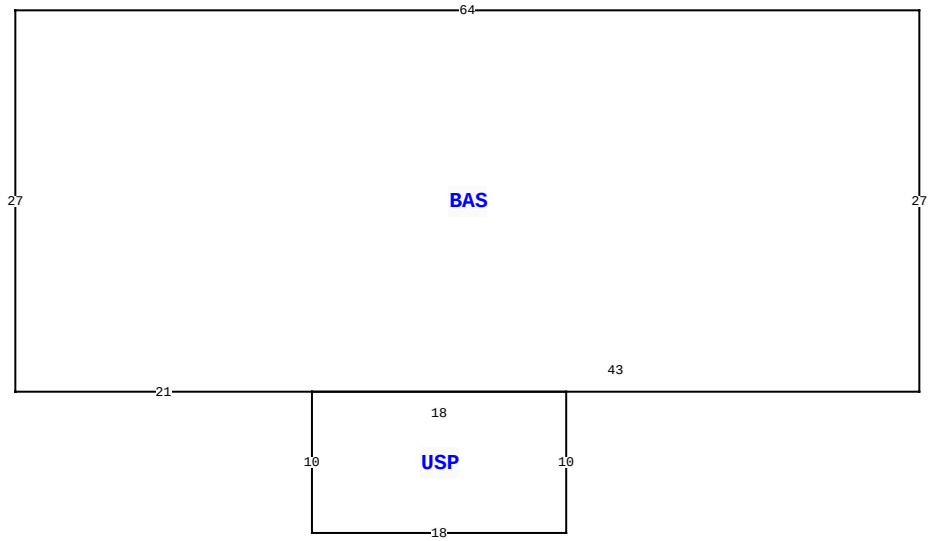
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,728	100		1,728	47,237
USP	180	35		63	1,722
TOTALS	1,908			1,791	48,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,791	113.9000	68.34	122,397	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



195 NW CORWIN GLN, 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		48,959
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		106,359
SOH/AGL Deduction		55,206
ASSESSED VALUE		51,153
TOTAL EXEMPTION VALUE	HX HB	26,153
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,359

BLDG:1:1: FLEET MH
XFOB:1:1: FLEETWOOD MH
LAND:1:1: 5.00 AC
SALE:1:1: LOT 12 WOODGLEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0729/0646	8/30/1990	WD	Q	V		15,000

GRANTOR: D LC CATTLE
GRANTEE: LUCAS JANICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E21 USP= S10 E18 N10 W18$ E43 N27$.

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	0040	BARN,POLE	0	100	18	35	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 10/10/2025 BY SYS