

BEG 132 FT S OF NE COR OF S1/2
OF SE1/4, RUN S 210 FT, W 210
FT, N 210 FT, E 210 FT TO POB.

WILSON KENNETH LORENZO
301 NW MATTIE LN
LAKE CITY, FL 32055

2026

34-2S-16-01860-000



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		03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	113,580
TOTALS	1,560			1,560	113,580

EXTRA FEATURES					
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L N	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	0020	BARN, FR	0	100	0	0		1.00	UT 500.00	500.00	25	0	0	3	25	125
2	0252	LEAN-TO W/	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

LAND DESCRIPTION			TOTAL OB/XF 7,225													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00

REVIEW DATE 02/15/2023 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2011	2011	0	0	0 32.00	68.00
1 MANUF 1		100% - 0				Heated Area: 1560			HX Base Yr		
30 52 30 52 BAS											

TOTAL OB/XF 7,225															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00

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1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00

Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500

COLUMBIA COUNTY PROPERTY														
PAGE 1 of 1														

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,580
TOTAL MARKET OB/XF VALUE		7,225
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		130,305
SOH/AGL Deduction		68,332
ASSESSED VALUE		61,973
TOTAL EXEMPTION VALUE	HX HB	36,973
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,316

SALE:1:1: \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29895	M H	375	01/25/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0781/1971	10/29/1993	QC	Q	I	01	0	
GRANTOR: JAMES WILSON JR							
GRANTEE: KENNETH L WILSON							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W52 S30 E52 N30\$.															