

COMM NW COR OF SE1/4 OF SE1/4,
RUN E 210 FT, RUN S 14 DG W
235 FT FOR POB, RUN S 75 DG E

GALLOWAY RENTZ TRUMAN
495 NW WINFIELD ST
LAKE CITY, FL 32055

2026

34-2S-16-01862-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
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	960	100		960	15,329
FSP	96	40		38	607
UOP	32	25		8	128

TOTALS	1,088			1,006	16,064
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0140	CLFENCE 6	0	0	0	0	300.00	UT	6.50
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	2.00

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
0800	02	1,006	66.5400	39.92	40,160	1975	1975	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0												
Heated Area: 960 HX Base Yr												
146 NW FISHER CT, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/17/2025 MLU												

TOTAL OB/XF												
8,075												

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8,075												

Total Acres: 2.00 Total Land Value: 10,200 Market: 0 Agricultural: 0 Common: 10,200

COLUMBIA COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 16,064												
TOTAL MARKET OB/XF VALUE 8,075												
TOTAL LAND VALUE - MARKET 10,200												
TOTAL MARKET VALUE 34,339												
SOH/AGL Deduction 1,804												
ASSESSED VALUE 32,535												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 32,535												
TOTAL JUST VALUE 34,339												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 34,339												
XFOB:1:1: CONCORD M H												
PERMIT NUM DESCRIPTION AMT ISSUED												
10732 REMODEL 70 02/09/1996												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q / V I RSN CD SALE PRICE												
1202/1409 10/01/2010 WD Q I 01 15,000												
GRANTOR: BETTY JEAN WILLIAMS												
GRANTEE: RENTZ TRUMAN GALLOW												
0949/2635 4/01/2002 WD Q I 03 100												
GRANTOR: ALBERT WRIGHT (RESERV												
GRANTEE: BETTY JEAN WILLIAMS												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W12 UOP= N4 W8 S4 E8\$ W28 S24 E16 FSP= S8 E12 N8 W12\$ E24 N24\$.												

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