

COMM SW COR OF SE1/4 OF SW1/4,
RUN E 329.87 FT FOR POB, CONT
E 329.88 FT, NE 574.61 FT, NW

THIESEN KELLY DEAN TRUSTEE
420 SW KESSLER GLN
LAKE CITY, FL 32024

2026

34-4S-16-03273-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	33,816
TOTALS	1,248			1,248	33,816

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	24	60	1,440.00	UT	2.00	
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0294	SHED WOOD/	0 100	12	20	240.00	UT	7.50	
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	
6	0252	LEAN-TO W/	0 100	12	12	144.00	UT	2.00	
7	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	

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	100		A-1	0.00	0.00	4.67

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,248	112.9000	67.74	84,540	1992	1992	0	0	0 60.00	40.00	
1 MOBILE HME 100% - 2010 Heated Area: 1248 HX Base Yr 2010												
24 52 24												
BAS												
420 SW KESSLER GLN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

TOTAL OB/XF												
15,423												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				33,816			
TOTAL MARKET OB/XF VALUE				15,423			
TOTAL LAND VALUE - MARKET				51,370			
TOTAL MARKET VALUE				100,609			
SOH/AGL Deduction				38,836			
ASSESSED VALUE				61,773			
TOTAL EXEMPTION VALUE				HX HB		36,773	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				100,609			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				100,609			
SALE:3:1: 4.85 AC @ 3500/AC. MKT=2600/AC.							
SALE:2:1: \$.55 STAMPS							