

COMM SW COR, RUN N 347.62 FT,
E 659.42 FT FOR POB, RUN N
317.32 FT TO S R/W MERRILL LN,

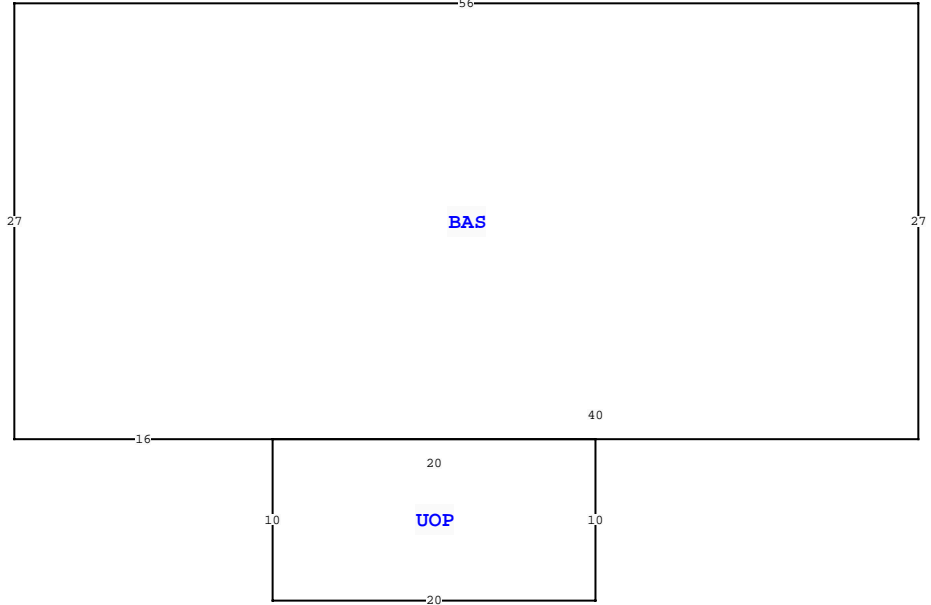
GRAY NESBITT/REGAR LINDA G
276 SW KESSLER GLN
LAKE CITY, FL 32024

2025

34-4S-16-03274-034
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	01
NEIGHBORHOOD/LOC	34416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	200	25	
TOTALS	1,712		
TOTALS			1,562 137,139

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	-	1997							Heated Area: 1512	HX Base Yr 1997



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				137,139
TOTAL MARKET OB/XF VALUE				7,600
TOTAL LAND VALUE - MARKET				44,800
TOTAL MARKET VALUE				189,539
SOH/AGL Deduction				100,039
ASSESSED VALUE				89,500
TOTAL EXEMPTION VALUE	HX HB WX			55,722
BASE TAXABLE VALUE				33,778
TOTAL JUST VALUE				189,539
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				172,814

SALE:3:1: MOBILE HOME NOT ON ROLL ON SALE DATE.
SALE:2:1: AKA LOTS 34 & 35 OAK FOREST INCLUDED MH
XFOB:1:1: FIVE M H ID#GA5S385S230277 ORB 784-032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32772	M H	375	03/16/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0136	4/22/1996	WD Q	Q	I		30,000
GRANTOR: PHILLIP & JENNIFER MO						
GRANTEE: NESBITT GRAY & LIND						
0784/0032	2/20/1993	AG U	I	13		26,900
GRANTOR: BOBBY WELDON						
GRANTEE: PHILIP MOTT						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	0	0	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE	4	0	100	0	0	0	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,600	
														BLD DATE	LGL DATE
														XF DATE	LAND DATE
														INC DATE	AG DATE
276 SW KESSLER GLN, LAKE CITY														04/08/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W56 S27 E16 UOP= S10 E20 N10 W20\$ E40 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.00	LT		1.00	1.00	0.80	28,000.00	22,400.00	44,800							