COMM SW COR, RUN N 725.53 FT,
E 30 FT TO INTERS E R/W OF
MAULDIN RD WITH N R/W MERRILL

TAGGART ALAN C/MARKS SUSAN C
143 SW KESSLER GLN
LAKE CITY, FL 32024

**2026**

**34-4S-16-03274-051**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 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 |

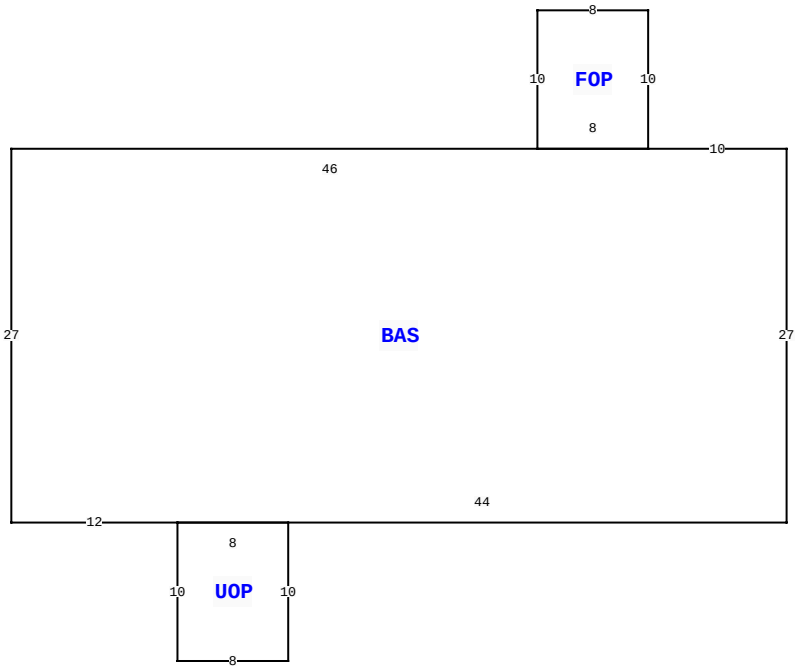
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 34416.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 87,551 |
| FOP | 80 | 35 | | 28 | 1,621 |
| UOP | 80 | 25 | | 20 | 1,158 |
| TOTALS | 1,672 | | | 1,560 | 90,330 |

### 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 | 112.0000 | 105.28 | 164,237 | 1997 | 1997 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021




143 SW KESSLER GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 90,330 |
| TOTAL MARKET OB/XF VALUE | | 7,504 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 125,834 |
| SOH/AGL Deduction | | 51,180 |
| ASSESSED VALUE | | 74,654 |
| TOTAL EXEMPTION VALUE | HX HB | 49,654 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 125,834 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26896 | MAINT/ALTR | 35 | 04/02/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/0486 | 10/30/2020 | WD | Q | I | 01 | 72,000 |
| GRANTOR: VELMA PHILLIPS & DIAN | | | | | | |
| GRANTEE: ALAN C TAGGART & SU | | | | | | |
| 1337/2061 | 5/19/2017 | WD | U | I | 12 | 43,000 |
| GRANTOR: FINANCE OF AMERICA RE | | | | | | |
| GRANTEE: VELMA PHILLIPS & DI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W10 FOP= N10 W8 S10 E8$ W46 S27 E12 UOP= S10 E8 N10 W8$E44 N27$. S27 E56 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 | 0296 | SHED METAL | 0 | 100 | 12 | 14 | 168.00 | UT | 5.00 | 5.00 | 60 | 1998 | 1998 | 3 | 60 | 504 | |
| 2 | 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 7,504

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 07/23/2019 BY BC Total Acres: 0.92 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS