N1/2 OF S1/2 OF SE1/4 OF NW1/4 A
W OF RD.

VAN HOY ELLEN M/REEVES ADAM
266 SE MAYHALL TER
LAKE CITY, FL 32025

2026

35-4S-17-09030-003

BUILDING CHARACTERISTICS

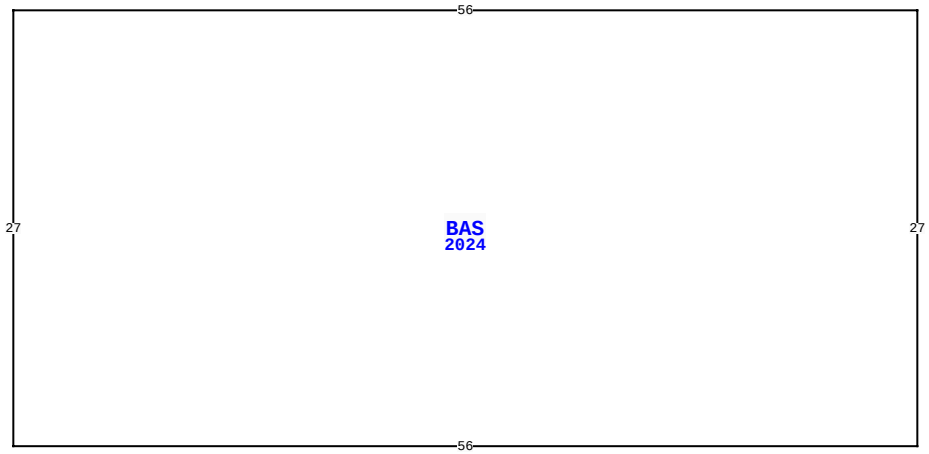
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	176,745
TOTALS	1,512			1,512	176,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	117.0000	120.51	182,211	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1512 HX Base Yr 2024



226 SE MAYHALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,745
TOTAL MARKET OB/XF VALUE		18,340
TOTAL LAND VALUE - MARKET		25,020
TOTAL MARKET VALUE		220,105
SOH/AGL Deduction		0
ASSESSED VALUE		220,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,383
TOTAL JUST VALUE		220,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053849	Storage Building	13,118	08/15/2025
000047139	Electrical Servic	0	05/04/2023
000046588	Mobile Home		02/24/2023
41045	STORAGE		12/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2732	11/08/2021	WD	U	V	11	100
GRANTOR: VAN HOY ELLEN MARIE						
GRANTEE: VAN HOY ELLEN MARIE						
1371/1472	10/29/2018	WD	Q	V	01	17,000
GRANTOR: KENNETH C VINSON						
GRANTEE: HERBERT G REEVES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,10] E56 S27 W56 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	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
5	0294	SHED WOOD/	0	100	12	36	1.00	UT	8,640.00	8,640.00	100	2024	2023		100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 18,340

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	4.17	AC		1.00	1.00	0.60	10,000.00	6,000.00	25,020							

REVIEW DATE 10/16/2025 BY randall Total Acres: 4.17 Total Land Value: 25,020 Market: 0 Agricultural: 0 Common: 25,020 PRINTED 11/18/2025 BY SYS