(AKA PRCL "F" DUFFE' S/D UNR):
COMM NE COR OF S1/2 OF NE1/4,
RUN S 388.58 FT FOR POB, CONT

READER MICHAEL/READER KIMBERLY
195 SW WAVERLY LN
LAKE CITY, FL 32024

2026

36-3S-15-00302-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

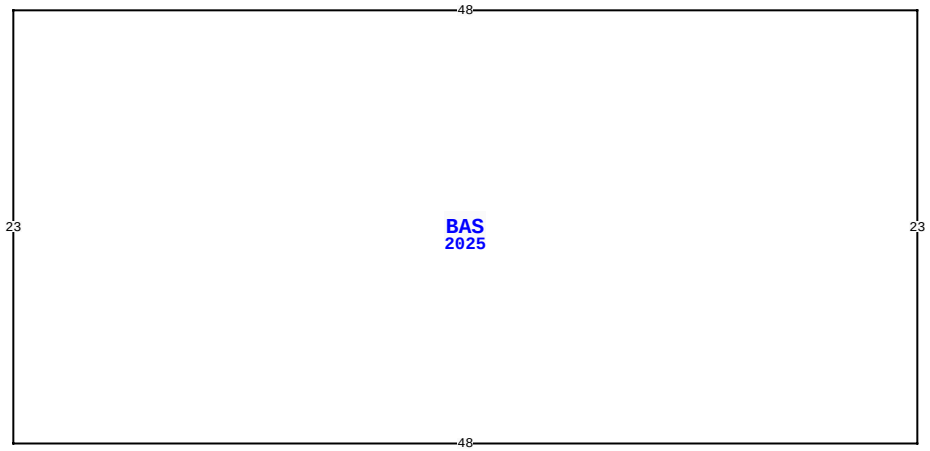
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2025	1,104	56,512
TOTALS	1,104			1,104	56,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,104	113.5000	93.07	102,749	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1104 HX Base Yr



902 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,512
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	92,160
TOTAL MARKET VALUE	157,072
SOH/AGL Deduction	26,301
ASSESSED VALUE	130,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,771
TOTAL JUST VALUE	157,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048785	Mobile Home		12/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1704	11/06/2020	WD	Q	V	01	62,000
GRANTOR: DENNIS & SHELBY CONKL						
GRANTEE: MICHAEL & KIMBERLY						
1254/1020	5/06/2013	WD	Q	V	01	32,000
GRANTOR: FAYE R DUFFE'						
GRANTEE: DENNIS P & SHELBY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,11] E48 S23 W48 N23 $
.

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	0081	DECKING WI	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2025	2024		100	1,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0		A-1	0.00	0.00	10.24	AC		1.00	1.00	1.00	9,000.00	9,000.00	92,160							

REVIEW DATE 03/27/2024 BY randall Total Acres: 10.24 Total Land Value: 92,160 Market: 0 Agricultural: 0 Common: 92,160 PRINTED 10/07/2025 BY SYS