COMM SE COR, RUN N 45 FT, W 315.
CONT W 315.68 FT, N 346.435 FT,
S 345.49 FT TO POB.

ENGLER ISAAC/ENGLER TINA
131 SW JENNIFER CT
LAKE CITY, FL 32024

2026

36-4S-15-00415-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

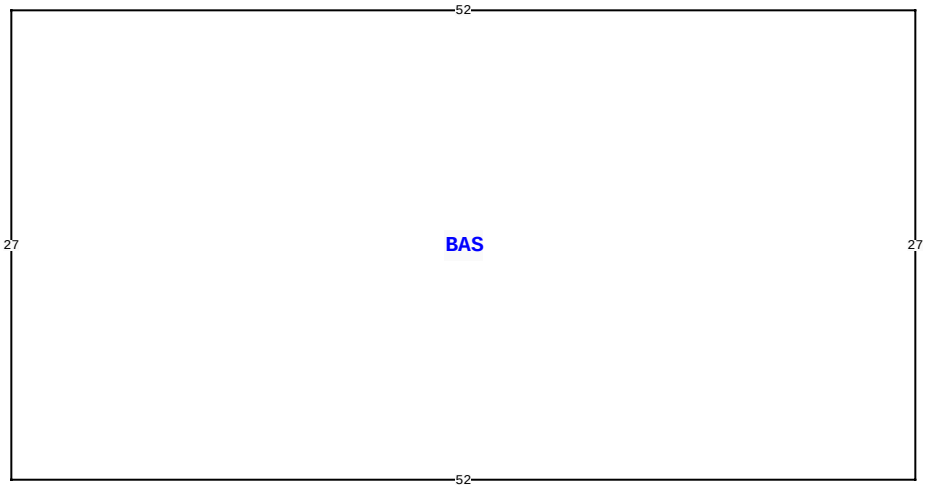
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	112,404
TOTALS	1,404			1,404	112,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.9000	112.76	158,315	2012	2012	0	0	0	29.00	71.00

2 MANUF 2 100% - 2021 Heated Area: 1404 HX Base Yr 2021



131 SW JENNIFER CT, 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		112,404
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		35,140
TOTAL MARKET VALUE		155,944
SOH/AGL Deduction		57,020
ASSESSED VALUE		98,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,202
TOTAL JUST VALUE		155,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29801	M H	375	12/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0996	4/22/2020	WD	Q	I	01	123,900
GRANTOR: DEBRA L WEAVER						
GRANTEE: ISAAC & TINA ENGLER						
1199/0306	8/05/2010	WD	U	V	30	11,500
GRANTOR: RICHARD A & PAULINE F						
GRANTEE: DEBRA L WEAVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

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	100			0.00	0.00	2.51	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,140							

REVIEW DATE 07/06/2016 BY DF Total Acres: 2.51 Total Land Value: 35,140 Market: 0 Agricultural: 0 Common: 35,140 PRINTED 11/19/2025 BY SYS