LOT 15 RIVERS MANOR S/D UNIT 1
ORB 702-623,QC 1248-1108

BOHLING MICHAEL E
P O BOX 3634
LAKE CITY, FL 32056

2027

01-5S-16-03401-115

BUILDING CHARACTERISTICS

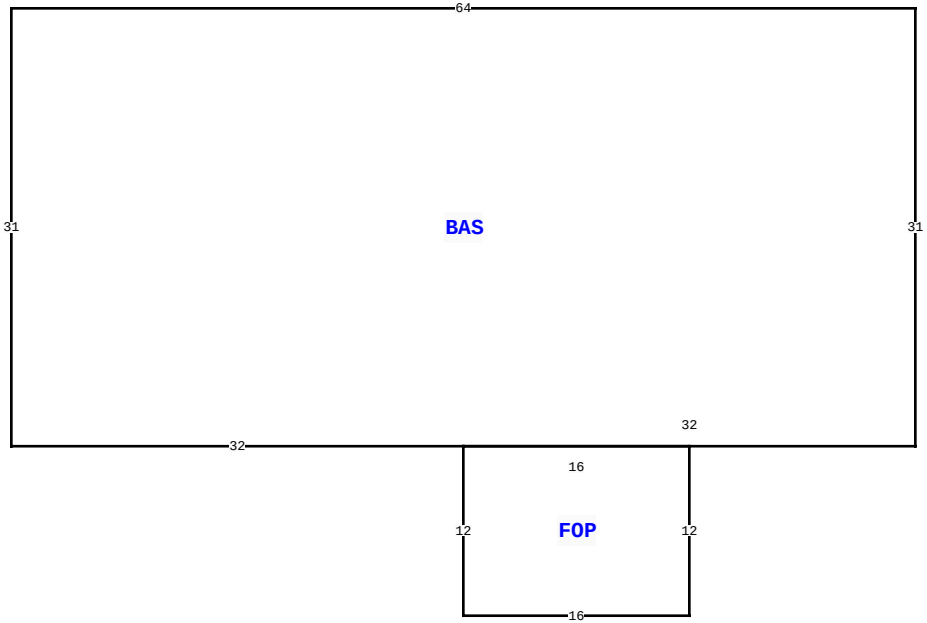
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	55,187
FOP	192	35		67	1,864
TOTALS	2,176			2,051	57,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,051	115.9000	69.54	142,627	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1984 HX Base Yr



1394 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0080	DECKING	0	100	16	24	384.00	UT	5.00	5.00	50	1993	1993	3	50	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,051
TOTAL MARKET OB/XF VALUE		9,160
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		121,211
SOH/AGL Deduction		38,428
ASSESSED VALUE		82,783
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,372
TOTAL JUST VALUE		121,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,211

SALE:1:1: LOT 15 UNIT 1 RIVERS MANOR
LAND:1:1: 4.01 AC.
BLDG:1:1: BOANZ
XFOB:1:1: BOANZ MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045276	Electrical Servic	0	08/25/2022
13264	M H	125	11/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/1108	1/24/2013	QC	U	I	30	100
GRANTOR: MICHAEL E BOHLING & V						
GRANTEE: MICHAEL E BOHLING						
0702/0623	11/17/1989	WD	Q	V		13,100
GRANTOR: BULLARD-DEAS						
GRANTEE: BOHLING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E32 FOP= S12 E16 N12 W16$ E32 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,160

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS