LOT 22 UNIT 1 CARTER ACRES S/D

461-685, 705-024, WD 1108-1970,

BRADY ANGELA S
253 NW NATASHA GLN
LAKE CITY, FL 32055

2027

02-3S-16-01910-023

BUILDING CHARACTERISTICS

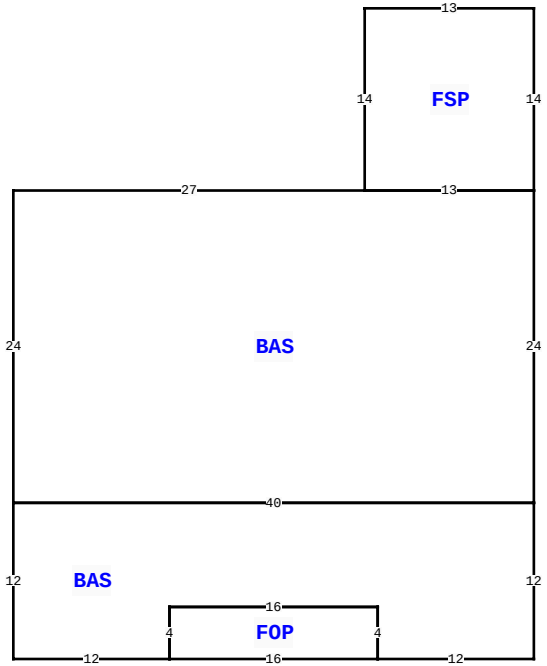
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	1316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	11,492
BAS	960	100		960	26,519
FOP	64	35		22	608
FSP	182	40		73	2,016
TOTALS	1,622			1,471	40,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,471	115.1000	69.06	101,587	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1376 HX Base Yr



253 NW NATASHA GLN, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 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	0	18	20	360.00	UT	2.00	2.00	50	2009	2009	3	50	360	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	25	18	450.00	UT	11.00	11.00	100	2009	2009	3	100	4,950	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,635
TOTAL MARKET OB/XF VALUE	14,160
TOTAL LAND VALUE - MARKET	34,680
TOTAL MARKET VALUE	89,475
SOH/AGL Deduction	0
ASSESSED VALUE	89,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,475
TOTAL JUST VALUE	89,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9879	M H	125	06/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1422	9/30/2025	WD	Q	I	01	120,000
GRANTOR: TOMLINSON BILLY JOE						
GRANTEE: BRADY ANGELA S						
1108/1970	12/15/2006	WD	Q	V	03	14,700
GRANTOR: LENVIL DICKS						
GRANTEE: BILLY JOE TOMLINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S24 BAS= S12 E12 FOP= E16 N4 W16 S4$ N4 E16 S4 E12 N12 W40$ E40 N24 FSP= N14 W13 S14 E13$ W13$.

LAND DESCRIPTION

TOTAL OB/XF 14,160

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	0		RSF/MH	0.00	0.00	4.08	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,680							

REVIEW DATE 01/05/2026 BY TP Total Acres: 4.08 Total Land Value: 34,680 Market: 0 Agricultural: 0 Common: 34,680 PRINTED 11/17/2026 BY SYS