

LOT 26 CARTER ACRES S/D UNIT 1.
847-1809, WD 1148-616, WD 1251-1

SANDERS MARCUS/SANDERS SARIAH
188 NW NATASHA GLN
LAKE CITY, FL 32055-8200

2026

02-3S-16-01910-027
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
TOTALS	1,040		1,040
			82,401

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2014								
Heated Area: 1040						HX Base Yr 2014					
188 NW NATASHA GLN, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/19/2026		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,401
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			18,927
TOTAL MARKET VALUE			101,328
SOH/AGL Deduction			50,725
ASSESSED VALUE			50,603
TOTAL EXEMPTION VALUE	HX HB	25,603	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			101,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,349
LAND:1:1: PARTLY LOW & WET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31467	M H	404	09/23/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1251/1867	3/18/2013	WD Q	V / 03
			SALE PRICE
			12,000
GRANTOR: YVONNE C GRIFFIN			
GRANTEE: MARCUS & SARIAH SAN			
1148/0616	3/31/2008	WD Q	V / 03
GRANTOR: HUNTER			
GRANTEE: YVONNE C GRIFFIN (F			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W40 S26 E40 N26\$.			

EXTRA FEATURES																
L N	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
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	7.01	AC		1.00	1.00	0.30	9,000.00	2,700.00	18,927							