COMM SE COR OF SEC, RUN W 617.2
US-41, NW ALONG R/W 791.98 FT, W
POB, CONT W 141 FT, N 309.54 FT,

LANGLEY NOREEN E/LANGLEY ERNEST C
543 NW CRIPPLE CREEK ST
LAKE CITY, FL 32055

2027

02-3S-16-01946-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

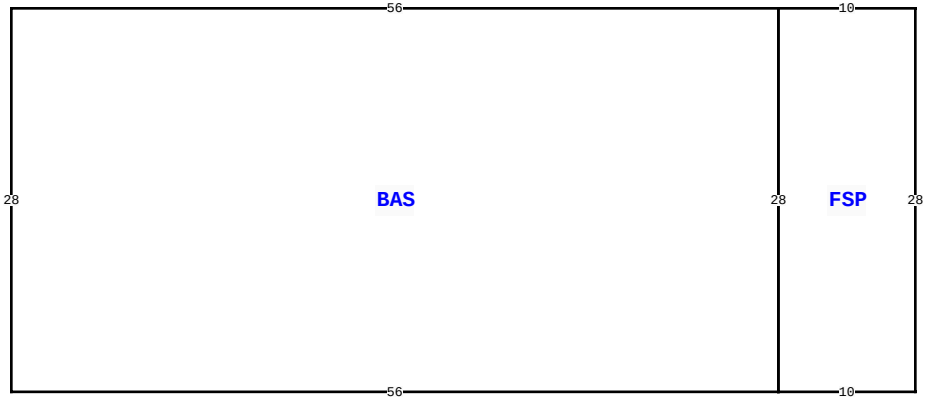
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 2316.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	97,046
FSP	280	40		112	6,932
TOTALS	1,848			1,680	103,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	121.0000	112.53	189,050	1990	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1568 HX Base Yr



288 NW MICHELLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 MLU
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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	9	10	90.00	UT	7.00	7.00	100	2006	2006	3	100	630	
5	0169	FENCE/WOOD	0	0	0	0	16.00	UT	10.00	10.00	100	2006	2006	3	100	160	
6	0294	SHED WOOD/	0	0	12	24	288.00	UT	10.00	10.00	100	2017	2017	3	100	2,880	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,978
TOTAL MARKET OB/XF VALUE	12,870
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	129,848
SOH/AGL Deduction	0
ASSESSED VALUE	129,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,848
TOTAL JUST VALUE	129,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,966

SALE:1:1: SALE INC WELL & SEPTIC TANK & OTHER

XFOB:1:1: 1990 PINE MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2205	10/12/2021	WD	Q	I	05	155,000
GRANTOR: MATTERN RICHARD K						
GRANTEE: LANGLEY NOREEN E						
1341/2096	7/28/2017	WD	Q	I	01	77,000
GRANTOR: WILLIAM A & KAREN AND						
GRANTEE: RICHARD K & JENNIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S28 E56 N28 $
FSP=[ORIG=0,28] E10 N28 W10 S28 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,870

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	141.00	310.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS