

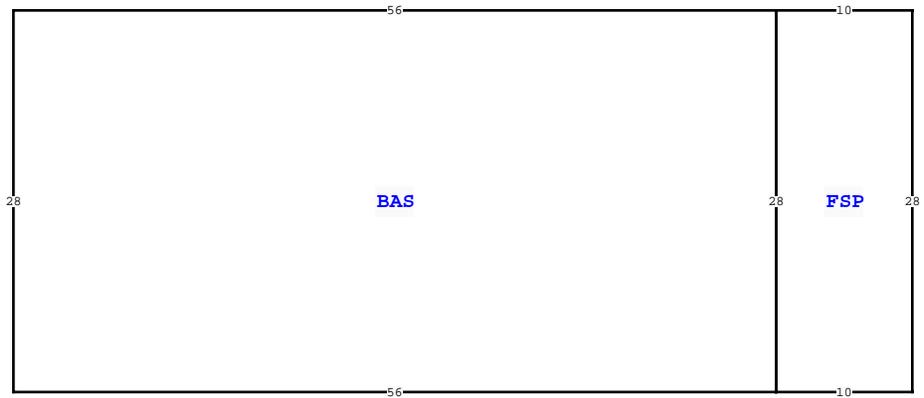
COMM SE COR OF SEC, RUN W 617.2
 US-41, NW ALONG R/W 791.98 FT, W
 POB, CONT W 141 FT, N 309.54 FT,

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

2026

02-3S-16-01946-038


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	1,568	100	
FSP	280	40	
TOTALS	1,848		1,680 105,096

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2022								
					Heated Area: 1568			HX Base Yr				
												
BLD DATE						LGL DATE	05/03/2022 MLU					
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			105,096
TOTAL MARKET OB/XF VALUE			12,870
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			130,966
SOH/AGL Deduction			2,003
ASSESSED VALUE			128,963
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,963
TOTAL JUST VALUE			130,966
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	9	10	90.00	UT	7.00	7.00	100	2006
5	0169	FENCE/WOOD	0	0	0	0	16.00	UT	10.00	10.00	100	2006
6	0294	SHED WOOD/	0	0	12	24	288.00	UT	10.00	10.00	100	2017
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006

TOTAL OB/XF												
12,870												
288 NW MICHELLE PL, LAKE CITY												

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W56 S28 E56 N28 \$			
FSP=[ORIG=0,28] E10 N28 W10 S28 \$			

LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																								
1	0200	C	MBL HM	0		RSF/MR	41.00	310.00	1.00	AC		1.00																								
<table border="1"> <thead> <tr> <th>TOT ADJ</th> <th>% COND</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1.00</td> <td>1.00</td> <td>13,000.00</td> <td>13,000.00</td> <td>13,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1.00	1.00	13,000.00	13,000.00	13,000							
TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1.00	1.00	13,000.00	13,000.00	13,000																																