LOT 4 & 5 SUZANNE S/D UNIT 2.
887-012, WD 1015-13, DC 1116-24,

SWANSON NICHOLAS MATTHEW
174 SE RACHEL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-039

BUILDING CHARACTERISTICS

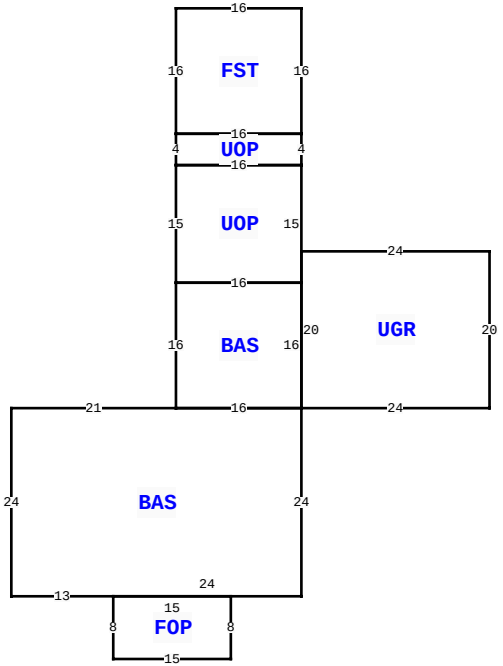
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	6,875
BAS	888	100		888	23,848
FOP	120	35		42	1,128
FST	256	55		141	3,787
UGR	480	45		216	5,801
UOP	64	25		16	430
UOP	240	25		60	1,611
TOTALS	2,304			1,619	43,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,619	111.9000	67.14	108,700	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1144 HX Base Yr 2022



174 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,480
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	33,300
TOTAL MARKET VALUE	78,780
SOH/AGL Deduction	24,273
ASSESSED VALUE	54,507
TOTAL EXEMPTION VALUE	HX HB 29,507
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	78,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,780

XFOB:1:1: WOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0666	7/09/2020	WD	Q	I	01	40,000
GRANTOR: MAX CLODFELTER II						
GRANTEE: NICHOLAS MATTHEW SW						
1325/1328	11/07/2016	WD	Q	I	01	20,000
GRANTOR: RAE WINDHAM						
GRANTEE: MAX CLODFELTER II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S24 E13 FOP= S8 E15N8 W15$ E24 N24 UGR= E24 N20 W24 S20$ BAS= N16 UOP= N15 UOP= N4 FST= N16 W16 S16 E16$ W16 S4 E16$ W16 S15 E16$ W16 S16 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

REVIEW DATE BY Total Acres: 1.10 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS