

BEG SE COR OF SW1/4 OF NW1/4, RU
670.68 FT, W 326.72 FT, S 670.57
TO POB, EX RD R/W. ALSO, BEG 16.

WHETZEL JAMES
298 SW SUMMERHILL GLN
LAKE CITY, FL 32024

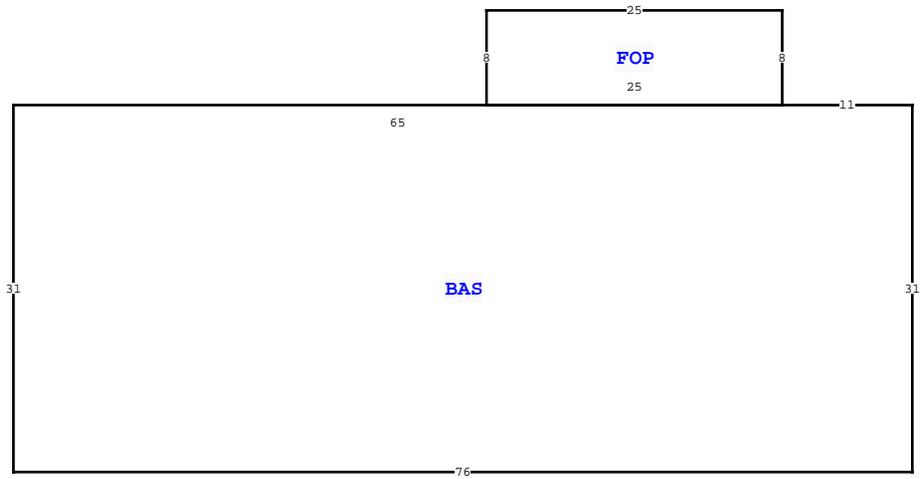
2026

03-5S-16-03455-002



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 Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	01
NEIGHBORHOOD/LOC	3516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FOP	200	35	
TOTALS	2,556		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 2024	Heated Area: 2356							HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			147,947
TOTAL MARKET OB/XF VALUE			21,175
TOTAL LAND VALUE - MARKET			57,720
TOTAL MARKET VALUE			226,842
SOH/AGL Deduction			0
ASSESSED VALUE			226,842
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			226,842
TOTAL JUST VALUE			226,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,150
SALE:4:1: 1973 MH INCLUDED			
SALE:2:1: INCLUDED 1973 DENMARK MH & 5.03 ACRES			
SALE:1:1: 1973 DENM MH INCL			
XFOB:1:1: DENMARK M H #G7696A & #G7696B			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043950	Roof Replacement	6,371	03/17/2022
17533	M H	125	10/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/295	4/26/2023	WD Q	I	05		358,000
GRANTOR: REED RICHARD D & REED						
GRANTEE: WHETZEL JAMES						
1340/0657	6/15/2017	WD U	I	11		100
GRANTOR: DANIEL COBB & MICHELI						
GRANTEE: RICHARD D REED						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	6	8	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
5	0060	CARPORT F	0	0	29	24	696.00	UT	5.00	5.00	100
6	0252	LEAN-TO W/	0	0	10	15	150.00	UT	2.50	2.50	100
8	0060	CARPORT F	0	0	40	36	1,440.00	UT	5.00	5.00	100
9	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	70
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
11	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
21,175											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.81	AC	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W11 FOP= N8 W25 S8 E25\$ W65 S31 E76 N31\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.81	AC	1.00	1.00	1.00	12,000.00	12,000.00	57,720								