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

2027

03-5S-16-03455-002

BUILDING CHARACTERISTICS

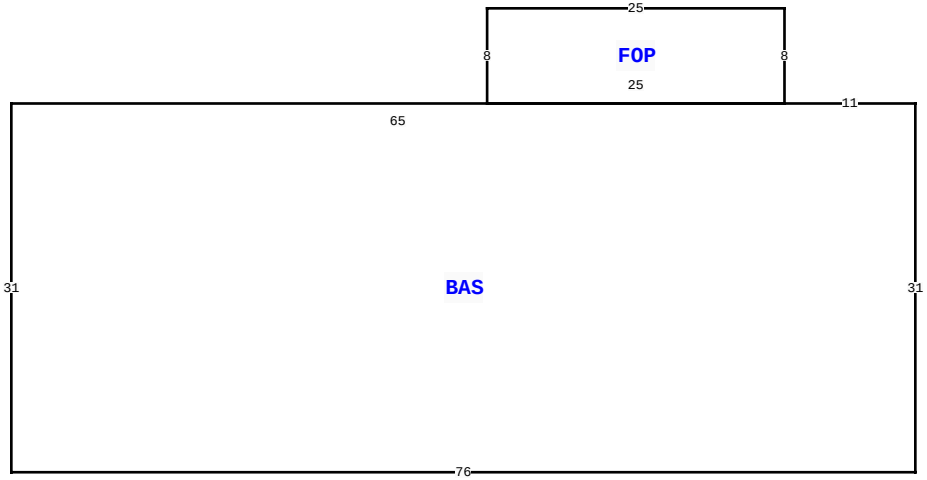
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	139,195
FOP	200	35		70	4,135
TOTALS	2,556			2,426	143,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,426	115.5000	107.42	260,601	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 2356 HX Base Yr



298 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,331
TOTAL MARKET OB/XF VALUE	21,175
TOTAL LAND VALUE - MARKET	57,720
TOTAL MARKET VALUE	222,226
SOH/AGL Deduction	0
ASSESSED VALUE	222,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,226
TOTAL JUST VALUE	222,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,760

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
000055899	Storage Building	20,000	06/15/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
5	0060	CARPORT F	0	0	29	24	696.00	UT	5.00	5.00	100	1993	1993	3	100	3,480	
6	0252	LEAN-TO W/	0	0	10	15	150.00	UT	2.50	2.50	100	2007	2007	3	100	375	
7	0060	CARPORT F	0	0	40	36	1,440.00	UT	5.00	5.00	100	2007	2007	3	100	7,200	
8	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	70	1995	1995	3	70	700	
9	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 21,175

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		A-1	0.00	0.00	4.81	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,720							

REVIEW DATE 01/30/2026 BY JB Total Acres: 4.81 Total Land Value: 57,720 Market: 0 Agricultural: 0 Common: 57,720 PRINTED 11/17/2026 BY SYS