LOT 12 PLANTATION PARK S/D.

783-251, 832-194, 846-1521, 868-

DOWNS DAVID SCOTT
373 SW KIMDALE LOOP
LAKE CITY, FL 32024

2027

03-5S-16-03457-012

BUILDING CHARACTERISTICS

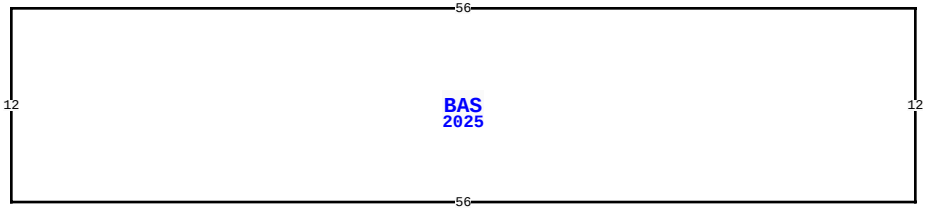
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2025	672	18,628
TOTALS	672			672	18,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	115.5000	69.30	46,570	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



375 SW KIMDALE LOOP, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,628
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	50,328
SOH/AGL Deduction	0
ASSESSED VALUE	50,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,328
TOTAL JUST VALUE	50,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,328

SALE:4:1: WD REPLACING AG - LENVIL HOLDING MTG

SALE:3:1: LOT 12 PLANTATION PK

SALE:2:1: SW MH INCL

LAND:1:1: 1.67 AC LOW AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049066	Mobile Home		02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2087	11/18/2024	WD	U	I	30	117,000
GRANTOR: FLYGUYDON, LLC						
GRANTEE: DOWNS DAVID SCOTT						
1502/1925	11/07/2023	WD	U	V	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,16] E56 S12 W56 N12 $

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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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0030	BARN,MT	0	0	10	18	1.00	UT	2,700.00	2,700.00	100	2025	2024		100	2,700	
3	0070	CARPORT UF	0	0	18	20	1.00	UT	2,700.00	2,700.00	100	2025	2024		100	2,700	
4	0081	DECKING WI	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0700	C	MISC RES	0		00	169.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/04/2026 BY KS Total Acres: 1.05 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS