LOT 16 PLANTATION PARK S/D.
856-1891, WD 1086-648, DC 1086-6

KEY MALACHI REUEL/KEY EMILY KATHERIN
248 SW DOCKERY LN
LAKE CITY, FL 32024-4749

2027

03-5S-16-03457-016

BUILDING CHARACTERISTICS

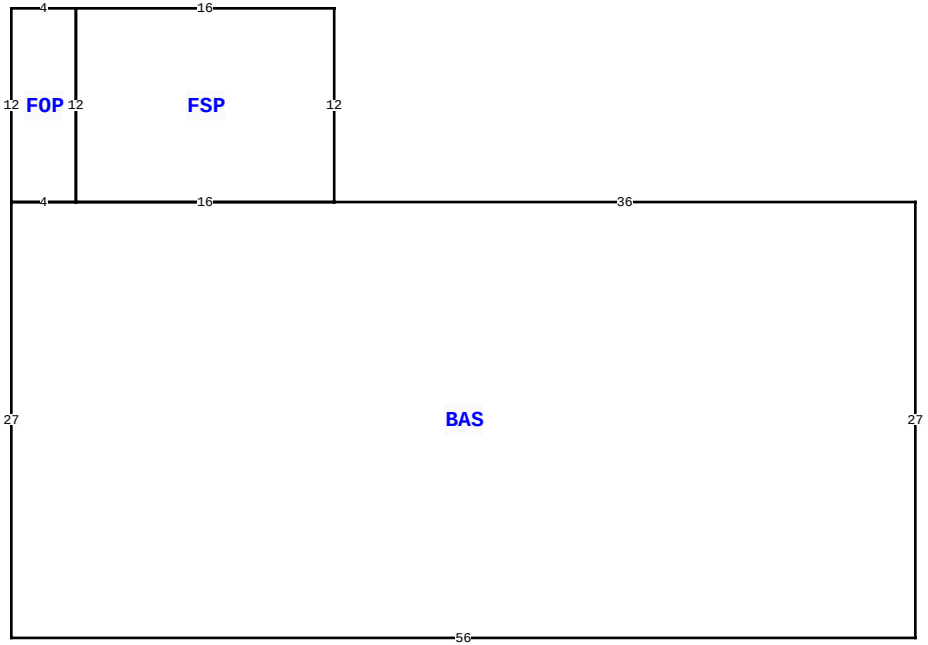
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,512	100		1,512	98,035
FOP	48	35		17	1,102
FSP	192	40		77	4,993
TOTALS	1,752			1,606	104,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,606	120.2000	111.79	179,535	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



248 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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	0140	CLFENCE 6	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	0031	BARN,MT AE	0	100	24	40	960.00	UT	12.00	12.00	80	2008	2008	3	80	9,216	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	950	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,130
TOTAL MARKET OB/XF VALUE		14,566
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		144,696
SOH/AGL Deduction		19,190
ASSESSED VALUE		125,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,095
TOTAL JUST VALUE		144,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26257	M H	275	09/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1920	7/16/2021	WD	Q	I	01	149,000
GRANTOR: SELBY CHARLES L						
GRANTEE: KEY MALACHI REUEL						
1333/1871	3/27/2017	WD	Q	I	01	85,000
GRANTOR: WILLIAM F RODGERS						
GRANTEE: CHARLES L SELBY & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N12 W16 S12 E16$ W16 FOP= N12 W4 S12 E4$ W4 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,566

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		00	175.00	167.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/05/2026 BY KS Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS