LOT 17 PLANTATION PARK S/D.
784-1009, 883-2169, WD 1086-1768

FLYNN MELISSA L/FLYNN JONATHAN S SR
386 SW KIMDALE LP
LAKE CITY, FL 32024-4777

2027

03-5S-16-03457-017

BUILDING CHARACTERISTICS

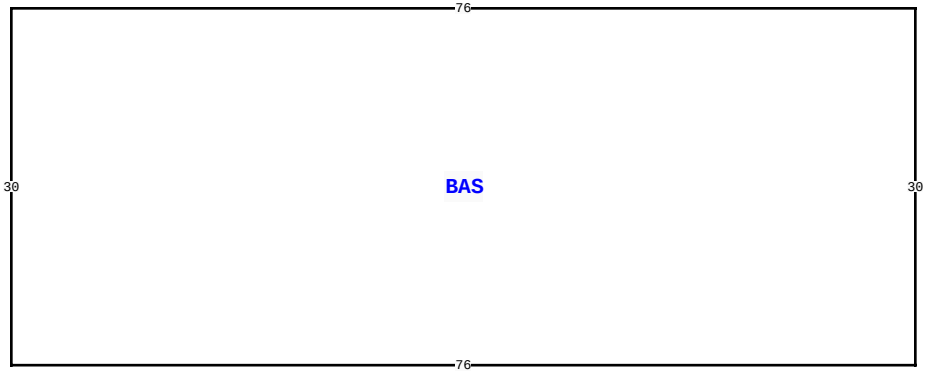
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,280	100		2,280	121,651
TOTALS	2,280			2,280	121,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	104.3100	97.01	221,183	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 2280 HX Base Yr 2020



386 SW KIMDALE LOOP, 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,651
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		150,951
SOH/AGL Deduction		53,746
ASSESSED VALUE		97,205
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,794
TOTAL JUST VALUE		150,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,255

LAND:1:1: 0.69 AC

XFOB:1:1: MONTE/CHEV MH ID#11178L & 1178R ORB 784

BLDG:1:1: MONT/CHEV ID#11178L & 11178R ORB 784-100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24358	M H	275	04/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/791	1/27/2021	WD	U	I	30	100
GRANTOR: SMITH ASHLEY AKA ASHL						
GRANTEE: FLYNN MELISSA L						
1391/0841	8/15/2019	CD	U	I	21	3,000
GRANTOR: ASHLEY WILSON-SMITH						
GRANTEE: MELISSA FLYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	160.00	190.00	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: 0.70 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS