LOT 18 PLANTATION PARK S/D.

790-633, WD 1002-2631, 1042-262,

WENZ WILLIAM M/COLE TIERNEY
346 SW KIMDALE LP
LAKE CITY, FL 32024

2027

03-5S-16-03457-018

BUILDING CHARACTERISTICS

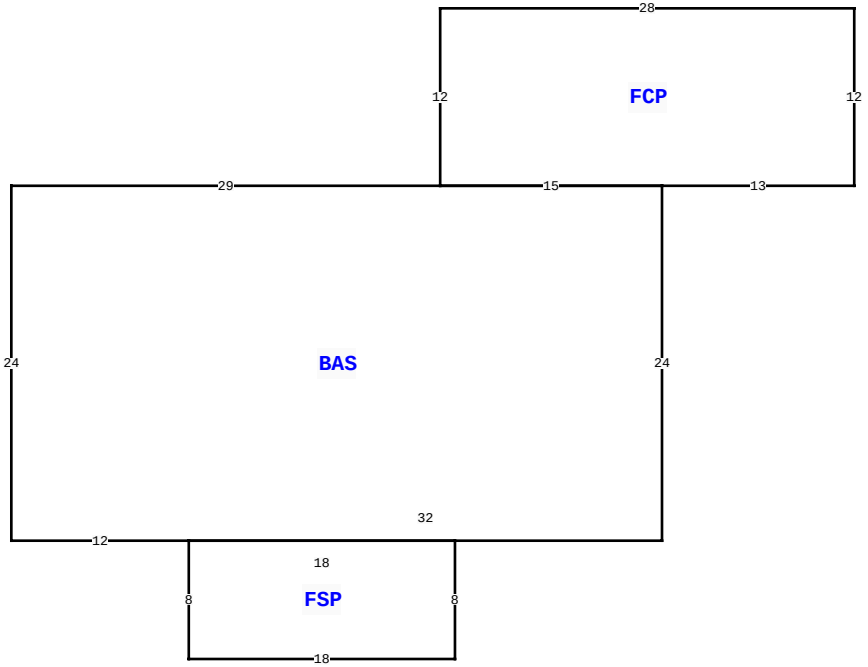
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
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	1,056	100		1,056	70,706
FCP	336	25		84	5,624
FSP	144	40		58	3,884
TOTALS	1,536			1,198	80,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,198	130.9000	121.74	145,845	1998	2000	0	0	0	45.00	55.00

3 MANUF 1 100% - 2022 Heated Area: 1056 HX Base Yr 2022



346 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,215
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		110,315
SOH/AGL Deduction		31,740
ASSESSED VALUE		78,575
TOTAL EXEMPTION VALUE	HX HB SX	78,575
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		110,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39410	M H	125	03/05/2020
19766	M H	125	07/23/2002
15620	M H	125	06/04/1999
8738	M H	125	08/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2454	11/24/2020	WD	U	I	37	96,000
GRANTOR: KENNETH RODER						
GRANTEE: WILLIAM M WENZ & TI						
1393/1519	8/30/2019	WD	Q	V	01	19,100
GRANTOR: EMILY PAULETTE JOHNSO						
GRANTEE: KENNETH RODER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S24 E12 FSP= S8 E18 N8 W18$ E32 N24 FCP= E13 N12 W28 S12 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,100

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