LOT 6 PECAN ACRES S/D.
550-658, 616-631, 673-663, 733-2

KOLPACK CLYDE R/KOLPACK TRACI L
437 SW PECAN GLN
LAKE CITY, FL 32024

2027

03-5S-16-03458-008

BUILDING CHARACTERISTICS

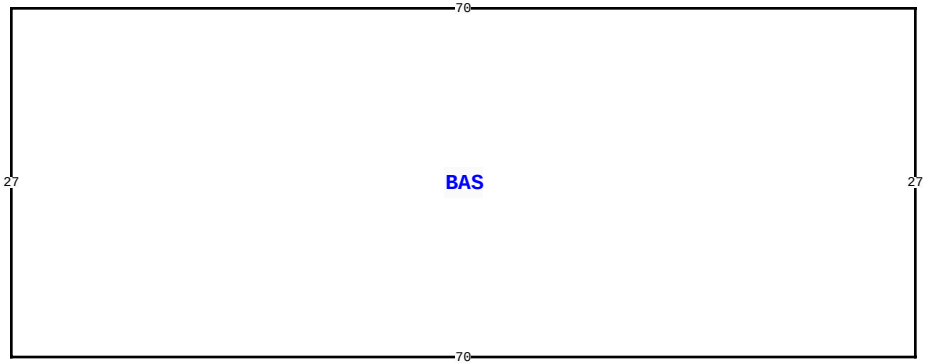
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	14,995
TOTALS	1,890			1,890	14,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,890	66.1200	39.67	74,976	1994	1994	0	0	20	60.00	20.00

2 MOBILE HME 0% - 2026 Heated Area: 1890 HX Base Yr



437 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	15	24	360.00	UT	2.50	2.50	75	1995	1995	3	75	675	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	10,000.00	10,000.00	75	2014	2014	3	75	7,500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,995
TOTAL MARKET OB/XF VALUE	21,775
TOTAL LAND VALUE - MARKET	44,220
TOTAL MARKET VALUE	80,990
SOH/AGL Deduction	0
ASSESSED VALUE	80,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,990
TOTAL JUST VALUE	80,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,990

LAND:1:1: 4.02 AC

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26144	M H	275	08/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1969	8/22/2025	WD	U	I	37	140,000
GRANTOR: HANNAGAN JAN						
GRANTEE: KOLPACK CLYDE R						
1362/0903	6/13/2018	WD	U	I	37	40,000
GRANTOR: LAURA QUIN						
GRANTEE: JAN HANNAGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E70 N27$.

LAND DESCRIPTION

TOTAL OB/XF 21,775

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		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

REVIEW DATE 02/05/2026 BY KS Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS