BEG SE COR OF W1/2 OF NE1/4 OF N
298 FT, W 150 FT, S 298 FT, E 15
S 25 FT FOR RD.

CRUZ RAPHAEL/CRUZ PEGAH
163 SW RIDDLE LN
LAKE CITY, FL 32024

2027

04-4S-16-02772-053

BUILDING CHARACTERISTICS

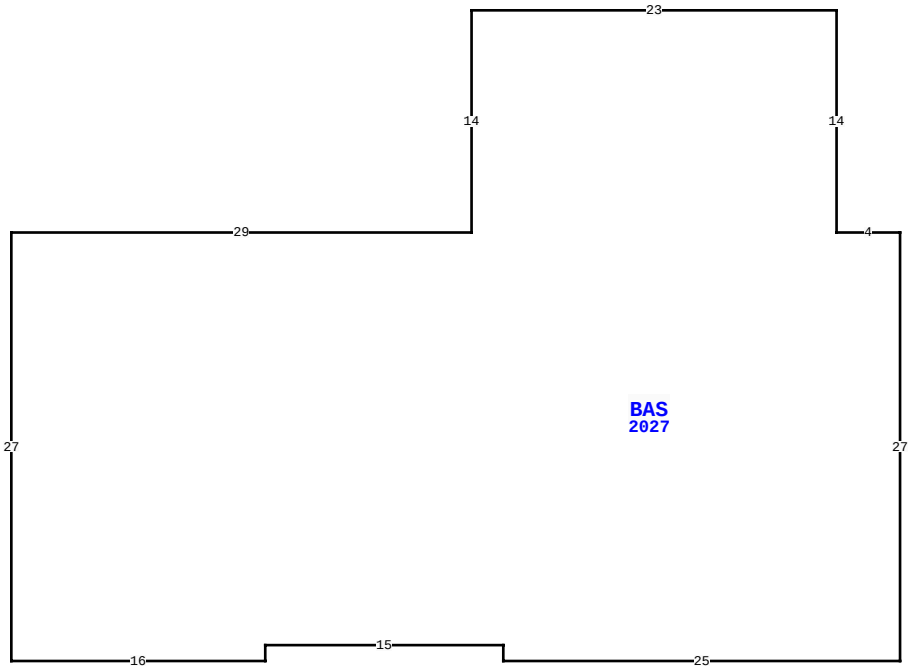
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	2027	1,819	92,442
TOTALS	1,819			1,819	92,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,819	115.5000	92.40	168,076	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 1819 HX Base Yr



163 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,442
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	10,815
TOTAL MARKET VALUE	111,057
SOH/AGL Deduction	0
ASSESSED VALUE	111,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,057
TOTAL JUST VALUE	111,057
NCON VALUE	93,242
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,815

XFOB:1:1: DELWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054501	Mobile Home		11/17/2025
000054235	Right-of-Way Acce		10/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2676	10/02/2025	WD	Q	I	01	25,186
GRANTOR: BKL INVESTMENTS CO						
GRANTEE: CRUZ REPHAEL						
1482/2265	6/17/2022	QC	U	I	11	100
GRANTOR: CRUZ RAPHAEL						
GRANTEE: CRUZ RAPHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,-19] W23 S14 W29 S27 E16 N1 E15 S1 E25 N27 W4 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		00	0.00	0.00	1.03	AC		1.00	1.00	0.70	15,000.00	10,500.00	10,815							

REVIEW DATE 01/20/2026 BY justin Total Acres: 1.03 Total Land Value: 10,815 Market: 0 Agricultural: 0 Common: 10,815 PRINTED 11/17/2026 BY SYS