

LOT 5 TIFFANY OAKS S/D.
915-1547, 955-1277, AG 1000-135,

MALVASO ANGELA
103 SW TRANQUIL GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-205
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	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
BAS	924	100	
BAS	120	100	2023
TOTALS	1,044		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2025	Heated Area: 1044		HX Base Yr						
TOTALS		1,044			1,044						105,018		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			105,018
TOTAL MARKET OB/XF VALUE			9,350
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			139,368
SOH/AGL Deduction			0
ASSESSED VALUE			139,368
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,368
TOTAL JUST VALUE			139,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,176
SALE:1:1: WELL & SEPTIC INCL ORB 915-1547			
LAND:1:1: .52 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16791	M H	125	03/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1414	4/17/2024	WD	Q	I	01	149,000
GRANTOR: VANSICKLE BRITNEE NI						
GRANTEE: MALVASO ANGELA						
1483/68	1/16/2023	WD	U	I	11	0
GRANTOR: VANSICKLE BRITNEE NI						
GRANTEE: VANSICKLE BRITNEE						

EXTRA FEATURES																	
L N	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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	250	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
TOTALS														9,350			

BUILDING NOTES			
103 SW TRANQUIL GLN, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/14/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W66 S14 E66 N14 \$			
BAS=[YR=2023;ORIG=-21,14] W12 S10 E12 N10 \$			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							