LOT 5 TIFFANY OAKS S/D.

915-1547, 955-1277, AG 1000-135,

MALVASO ANGELA
103 SW TRANQUIL GLN
LAKE CITY, FL 32024

2027

04-4S-16-02772-205

BUILDING CHARACTERISTICS

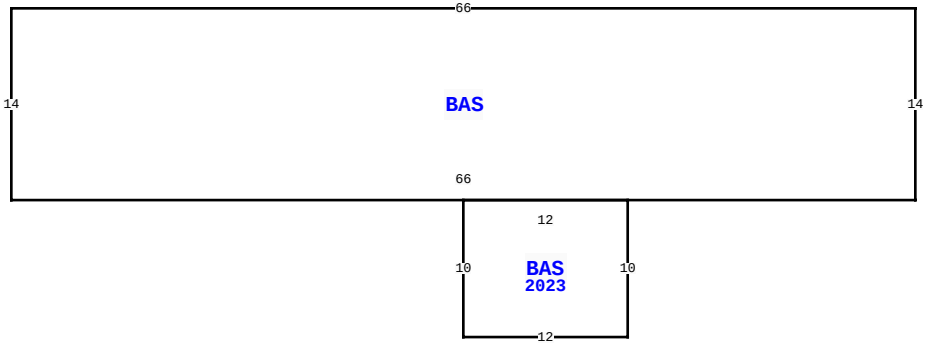
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	91,963
BAS	120	100	2023	120	11,943
TOTALS	1,044			1,044	103,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,044	117.6000	109.37	114,182	1999	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2025 Heated Area: 1044 HX Base Yr



103 SW TRANQUIL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	103,906
TOTAL MARKET OB/XF VALUE	9,350
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	138,256
SOH/AGL Deduction	0
ASSESSED VALUE	138,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,256
TOTAL JUST VALUE	138,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,368

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 BRITTNEE NI						
GRANTEE: MALVASO ANGELA						
1483/68	1/16/2023	WD	U	I	11	0
GRANTOR: VANSICKLE BRITTNEE NI						
GRANTEE: VANSICKLE BRITTNEE						

BUILDING NOTES

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 9,350

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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/28/2024 BY TP Total Acres: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS