LOT 6 TIFFANY OAKS S/D.

915-1549, 932-295, 942-2346, 946

MCDOWALL RODNEY LOUIS/MCDOWALL MERRILY SUZANNE
131 SW TRANQUIL GLN
LAKE CITY, FL 32024

2027

04-4S-16-02772-206

BUILDING CHARACTERISTICS

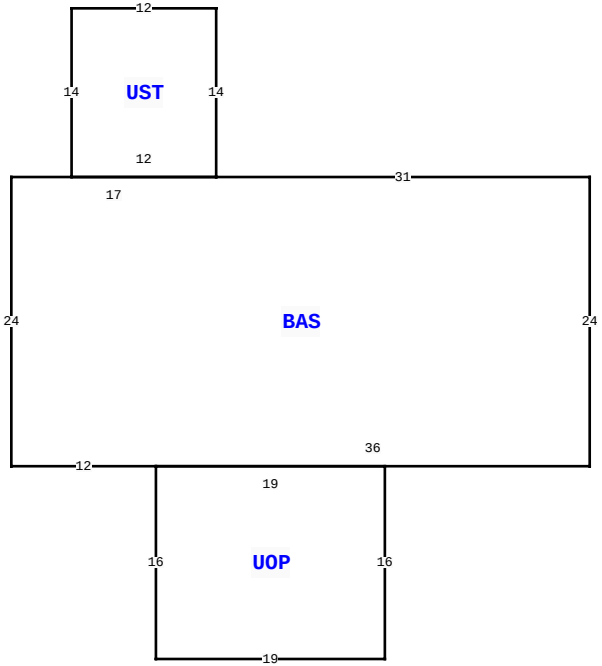
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,152	100		1,152	69,474
UOP	304	25		76	4,583
UST	168	45		76	4,583
TOTALS	1,624			1,304	78,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,304	117.9000	109.65	142,984	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1152 HX Base Yr 2016



131 SW TRANQUIL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		78,641
TOTAL MARKET OB/XF VALUE		8,944
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		112,585
SOH/AGL Deduction		64,666
ASSESSED VALUE		47,919
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,919
TOTAL JUST VALUE		112,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16809	M H	125	03/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1603	11/01/2024	WD	U	I	34	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: MCDOWALL RODNEY LOU						
1304/0757	11/12/2015	AG	U	I	40	100
GRANTOR: SUSANNEE H & MARIE P						
GRANTEE: RODNEY L & MERRILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UST= N14 W12 S14 E12$ W17 S24 E12 UOP= S16 E19 N16 W19$ E36 N24$.

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	0166	CONC,PAVMT	0	100	12	90	1,080.00	UT	3.00	3.00	60	2007	2007	3	60	1,944	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,944

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		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 10/09/2023 BY JB Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS