LOT 8 TIFFANY OAKS S/D.

893-1678, WD 1397-1680

SMITH SHERI L
163 SW TRANQUIL GLN
LAKE CITY, FL 32024

**2026**

**04-4S-16-02772-208**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

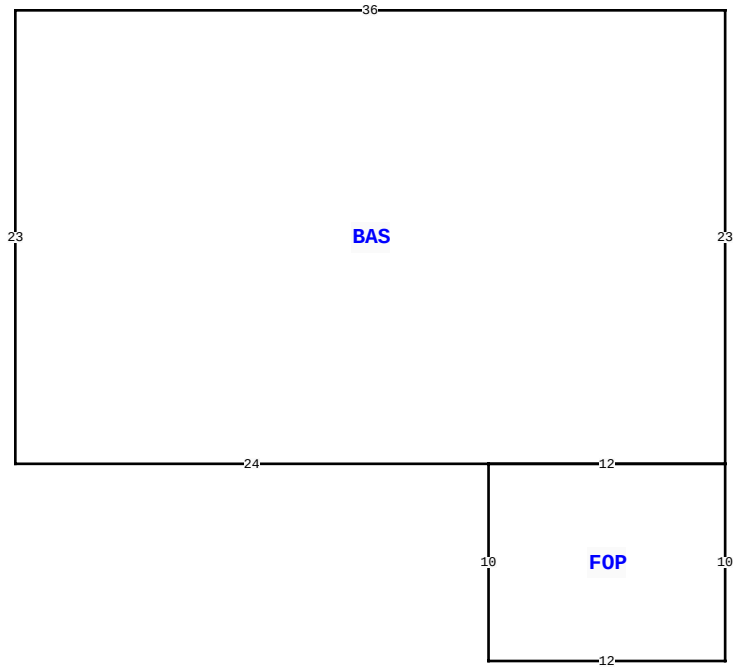
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 828 | 100 | | 828 | 20,250 |
| FOP | 120 | 35 | | 42 | 1,027 |
| TOTALS | 948 | | | 870 | 21,277 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 870 | 101.9000 | 61.14 | 53,192 | 1989 | 1989 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2000 Heated Area: 828 HX Base Yr 2000




163 SW TRANQUIL GLN, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 21,277 |
| TOTAL MARKET OB/XF VALUE | | 10,850 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 57,127 |
| SOH/AGL Deduction | | 27,107 |
| ASSESSED VALUE | | 30,020 |
| TOTAL EXEMPTION VALUE | HX HB DX WX | 30,020 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 57,127 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 54,627 |

SALE:1:1: WELL, SEPTIC & POWER POLE INCL

LAND:1:1: .56 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1397/1680 | 10/30/2019 | WD | U | I | 34 | 0 |
| GRANTOR: KELLY COMPANIES OF LA | | | | | | |
| GRANTEE: SHERI L SMITH | | | | | | |
| 0893/1678 | 8/06/1999 | AG | Q | V | | 17,700 |
| GRANTOR: KELLY COMPANIES | | | | | | |
| GRANTEE: S SMITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 S23 E24 FOP= S10 E12 N10 W12$ E12 N23$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 360 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 240.00 | UT | 13.50 | 13.50 | 100 | 2007 | 2007 | 3 | 100 | 3,240 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 50 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,850

| 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: 0.55 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/09/2026 BY SYS