LOT 10 TIFFANY OAKS S/D.

946-2377, QC 990-1844, AG 990-18

SNOW BRAD EDWARD
154 SW TRANQUIL GLN
LAKE CITY, FL 32024

2027

04-4S-16-02772-210

BUILDING CHARACTERISTICS

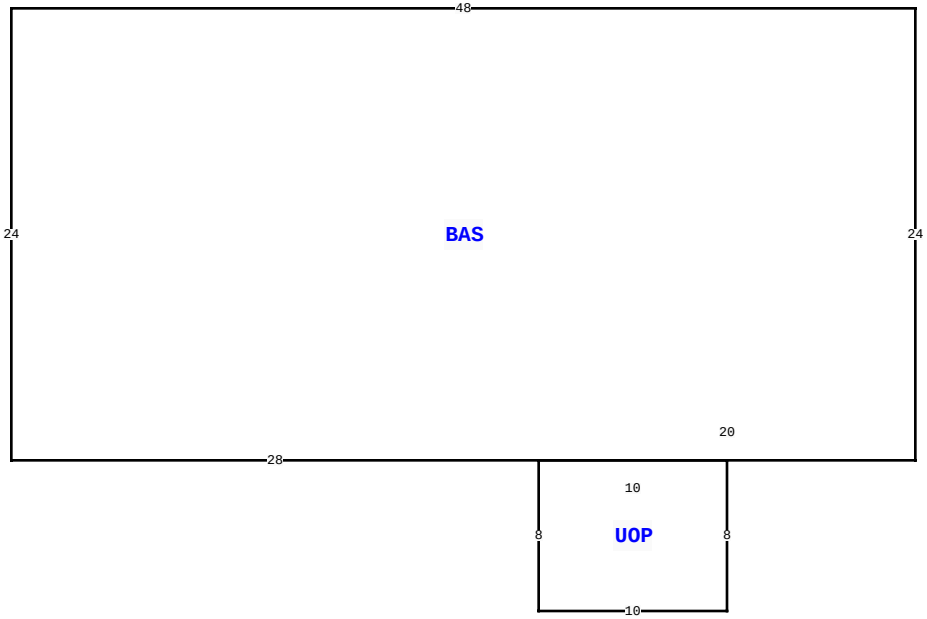
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	68,296
UOP	80	25		20	1,186
TOTALS	1,232			1,172	69,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,172	115.9000	107.79	126,330	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1152 HX Base Yr 2020



154 SW TRANQUIL GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,482
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	102,082
SOH/AGL Deduction	48,651
ASSESSED VALUE	53,431
TOTAL EXEMPTION VALUE	HX HB 28,431
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	102,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050616	Electrical Servic	0	08/21/2024
17913	M H	125	02/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0492	5/23/2019	QC	U	I	11	100
GRANTOR: EDWARD G & LAUREN L S						
GRANTEE: BRAD EDWARD SNOW						
1176/0454	6/23/2009	WD	Q	I	01	49,900
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: EDWARD G & LAUREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E28 UOP= S8 E10 N8 W10$ E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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 02/06/2025 BY TW Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS