

LOT 14 TIFFANY OAKS S/D.
907-413, 932-296, AG 1338-1792,

EIGHMY MARGIE
321 SW RIDDLE LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-214

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		4416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	86,760
TOTALS	840			840	86,760

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0202	02	840	114.5000	111.06	93,290	2021	2021	0	0	0	7.00	93.00												
1 MANUF 2		100% - 2022		Heated Area: 840				HX Base Yr 2022																
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>15</p> <p>56</p> <p>BAS</p> <p>56</p> <p>15</p> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/14/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		86,760	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		119,360	
SOH/AGL Deduction		27,232	
ASSESSED VALUE		92,128	
TOTAL EXEMPTION VALUE		HX HB WX DX 61,411	
BASE TAXABLE VALUE		30,717	
TOTAL JUST VALUE		119,360	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41274	M H		01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1101	10/17/2022	WD U	I	11		0
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: ROSBURY DAVID R						
1428/2004	1/25/2021	WD U	V	11		100
GRANTOR: ROSBURY DAVID R						
GRANTEE: EIGHMY JAMES C						

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	0296	SHED METAL	0	100	0	0		1.00	UT 600.00	100	2021	2021		100	600	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

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	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: 0.50					Total Land Value: 25,000					Market: 0					Agricultural: 0					Common: 25,000				