LOT 14 TIFFANY OAKS S/D.

907-413, 932-296, AG 1338-1792,

EIGHMY MARGIE
321 SW RIDDLE LN
LAKE CITY, FL 32024

2027

04-4S-16-02772-214

BUILDING CHARACTERISTICS

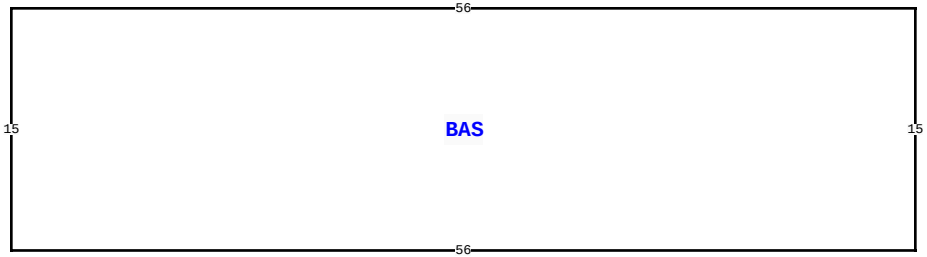
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	840	100		840	85,870
TOTALS	840			840	85,870

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	109.92	92,333	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 840 HX Base Yr 2022



321 SW RIDDLE LN, 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	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2021	2021		100	600	
2	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		85,870
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		118,470
SOH/AGL Deduction		23,578
ASSESSED VALUE		94,892
TOTAL EXEMPTION VALUE	HX HB WX DX	61,411
BASE TAXABLE VALUE		33,481
TOTAL JUST VALUE		118,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,360

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,9] E56 S15 W56 N15 $

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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 10/09/2023 BY JB Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS