

COMM AT NE COR OF SEC, RUN S 93.
R/W OF US HWY 41 CONT S ALONG RD
FT, CONT S ALONG R/W 640.09 FT,

STEPHENS TRACY H/MCKNIGHT LINDSEY NICOLE
15202 NW 147TH DR, STE 1200
ALACHUA, FL 32615-5336

2026

04-7S-17-09886-003
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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 Units	01	CONV	100	0 100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	4717.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	141,547
TOTALS	2,232			2,232	141,547

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2021							
				Heated Area:	2232			HX Base Yr	2021		

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,547
TOTAL MARKET OB/XF VALUE			8,340
TOTAL LAND VALUE - MARKET			24,640
TOTAL MARKET VALUE			174,527
SOH/AGL Deduction			43,833
ASSESSED VALUE			130,694
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			79,283
TOTAL JUST VALUE			174,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/869	2/26/2021	WD	U	I	11	100
GRANTOR: MCKNIGHT LINDSEY NICO						
GRANTEE: STEVENS TRACY H						
1429/2665	1/14/2021	WD	U	I	11	0
GRANTOR: MCKNIGHT LINDSEY NICO						
GRANTEE: STEPHENS TRACY H						

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	0070	CARPORT UF	0	100	18	20	UT	1.50	1.50	100	2012	2012	3	100	540	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS															8,340	

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W72 S31 E72 N31\$.														

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	DPHT 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		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,640							