LOT 6 ANDERSON ACRES S/D.
845-159, PB 965-2010 THRU 2022,

OBERHOLTZER CRYSTAL/OBERHOLTZER GARRY
287 NW WHITLEY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04853-106

BUILDING CHARACTERISTICS

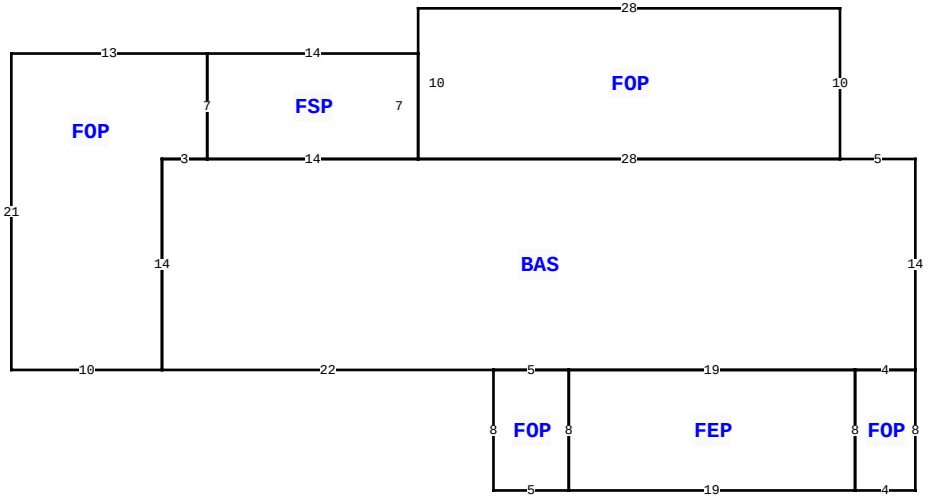
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 03
NEIGHBORHOOD/LOC	5317.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	34,465
FEP	152	85		129	6,351
FOP	32	35		11	542
FOP	40	35		14	689
FOP	231	35		81	3,988
FOP	280	35		98	4,825
FSP	98	40		39	1,920
TOTALS	1,533			1,072	52,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,072	111.9000	89.52	95,965	1987	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 700 HX Base Yr



287 NW WHITLEY GLN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0120	CLFENCE 4	0	0	0	0	200.00	UT	2.50	2.50	100	1997	1997	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
5	0070	CARPORT UF	0	0	14	21	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
6	0070	CARPORT UF	0	0	11	15	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,781
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	81,981
SOH/AGL Deduction	0
ASSESSED VALUE	81,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,981
TOTAL JUST VALUE	81,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1914	5/23/2025	WD	Q	I	01	105,000
GRANTOR: HADDEN-GREEN JOSHUA C						
GRANTEE: OBERHOLTZER CRYSTAL						
1514/1294	5/14/2024	PB	U	I	18	0
GRANTOR: HADDEN BILL						
GRANTEE: HADDEN-GREEN JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FOP= N10 W28 S10 E28$ W28 FSP= N7 W14 S7 E14 $ W14
FOP= N7 W13 S21 E10 N14 E3$ W3 S14 E22 FOP= S8 E5 N8 W5$ E5
FEP= S8 E19 N8 W19$ E19 FOP= S8 E4 N8 W4$ E4 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/03/2025 BY TP Total Acres: 0.51 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS