LOT 12 ANDERSON ACRES S/D.
CT 1164-1573, WD 1280-273, WD 12

BELL RANEY C/BELL CYNTHIA F
288 NW WITLEY GLN
LAKE CITY, FL 32055

**2027**

**05-3S-17-04853-112**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | 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 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 |
| Quality | 05 | 05 |

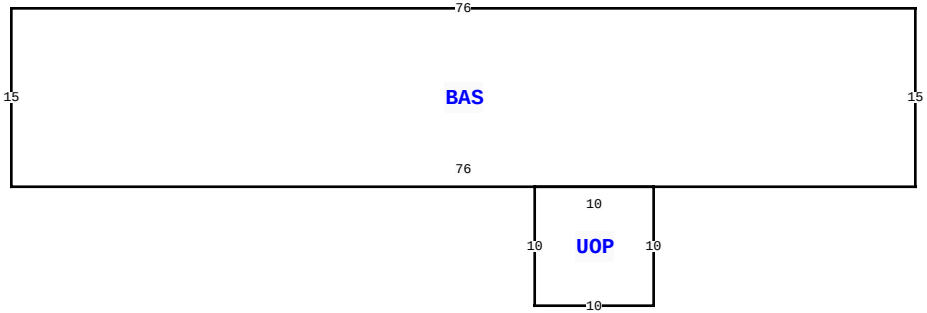
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 5317.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 103,854 |
| UOP | 100 | 25 | | 25 | 2,277 |
| TOTALS | 1,240 | | | 1,165 | 106,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,165 | 113.9000 | 105.93 | 123,408 | 2018 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 100% - 2019 Heated Area: 1140 HX Base Yr 2019




288 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,400 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 20 | 22 | 440.00 | UT | 1.50 | 1.50 | 100 | 2018 | 2018 | 3 | 100 | 660 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 11 | 20 | 220.00 | UT | 1.50 | 1.50 | 100 | 2018 | 2018 | 3 | 100 | 330 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2021 | 2020 | | 100 | 800 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2020 | | 100 | 300 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2021 | 2020 | | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 106,131 |
| TOTAL MARKET OB/XF VALUE | 10,690 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 136,821 |
| SOH/AGL Deduction | 58,225 |
| ASSESSED VALUE | 78,596 |
| TOTAL EXEMPTION VALUE | HX HB DX 56,411 |
| BASE TAXABLE VALUE | 22,185 |
| TOTAL JUST VALUE | 136,821 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 137,964 |

PRMT:1:1: WHITEHEAD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043283 | Roof Replacement | 6,800 | 12/01/2021 |
| 41068 | ELECTRICAL | | 12/28/2020 |
| 36830 | M H | 463 | 06/08/2018 |
| 13196 | M H | 125 | 10/16/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/2480 | 4/30/2018 | WD | Q | V | 03 | 18,900 |
| GRANTOR: JAY CASON | | | | | | |
| GRANTEE: RANEY C & CYNTHIA F | | | | | | |
| 1358/2479 | 4/30/2018 | WD | Q | V | 03 | 17,900 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: JAY CASON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S15 E76 N15 $
UOP=[ORIG=-32,15] E10 S10 W10 N10 $
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## LAND DESCRIPTION

TOTAL OB/XF 10,690

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

REVIEW DATE 02/22/2021 BY BC Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS