

COMM NE COR OF SW1/4, RUN W
40 FT TO W R/W BIRLEY RD, RUN
S 1580.67 FT TO POB, CONT S

WHITCOMB THEODORE J/WHITCOMB CARLA J
167 SW MASSY OAK WAY
LAKE CITY, FL 32024

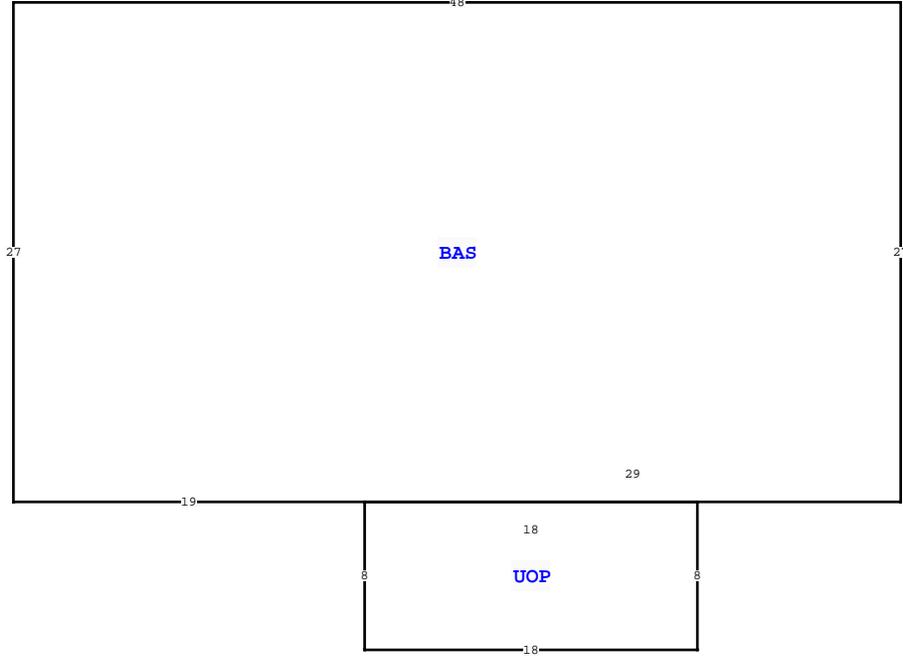
2026

05-4S-16-02780-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectural	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	01
NEIGHBORHOOD/LOC	5416.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	144	25	
TOTALS	1,440		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 0								
				Heated Area:	1296			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			79,817
TOTAL MARKET OB/XF VALUE			10,156
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			115,973
SOH/AGL Deduction			28,623
ASSESSED VALUE			87,350
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,350
TOTAL JUST VALUE			115,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,973
LAND:1:1: 0.52 AC			
SALE:1:1: 0.52 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12397	M H	125	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1768	7/29/2016	LE U	I	I	14	100
GRANTOR: THEODORE JAMES & CARL						
GRANTEE: THEODORE JAMES & CA						
1297/1078	6/19/2015	WD Q	I	I	01	54,000
GRANTOR: CHERYLANN PATTERSON						
GRANTEE: THEODORE J CARLA J						

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
1	0070	CARPORT UF	0	0	12	21	UT	3.00	3.00	100	1997	1997
2	0294	SHED WOOD/	0	0	8	10	UT	5.00	5.00	100	1997	1997
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100		
4	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2014	2014
5	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	2019	2019

TOTAL OB/XF												
10,156												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S27 E19UOP= S8 E18 N8 W18 E29 N27\$.						

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000								