

COMM 60 FT E OF NW COR OF SW1/4
246 FT FOR POB, RUN E 222 FT, S
FT, N 196 FT TO POB. (AKA LOT 17

PATRAY CALEB L/PATRAY ASHLYN F
106 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09135-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	01
NEIGHBORHOOD/LOC	6517.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2026
TOTALS	1,512		169,114

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1512			HX Base Yr				
BLD DATE						LGL DATE	04/16/2026 MLU					
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,114
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			199,914
SOH/AGL Deduction			0
ASSESSED VALUE			199,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,914
TOTAL JUST VALUE			199,914
NCON VALUE			176,914
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			20,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054017	Mobile Home		09/09/2025
000053957	Right-of-Way Acce		09/01/2025
30901	MAINT/ALTR	25	04/04/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/202	3/02/2026	WD	Q	I	01	236,000
GRANTOR: ASH AIDAN						
GRANTEE: PATRAY CALEB L						
1538/243	4/14/2025	WD	U	V	37	20,000
GRANTOR: WALKER KATHRYN E REGI						
GRANTEE: ASH AIDAN						

EXTRA FEATURES		106 SW TINA GLN, LAKE CITY															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2026;ORIG=24,7] E56 S27 W56 N27 \$																

LAND DESCRIPTION										TOTAL OB/XF										7,800				
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							