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

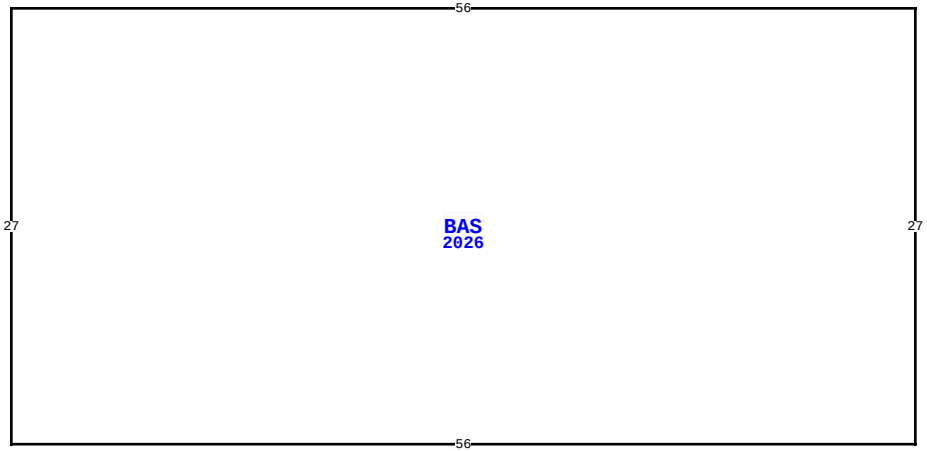
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	162,415
TOTALS	1,512			1,512	162,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	109.61	165,730	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



106 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,415
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	193,215
SOH/AGL Deduction	0
ASSESSED VALUE	193,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,215
TOTAL JUST VALUE	193,215
NCON VALUE	170,215
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=24,7] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	23,000.00	23,000.00	23,000							

REVIEW DATE 05/29/2026 BY TP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/23/2026 BY SYS