

COMM NE COR OF NW1/4 OF NW1/4,
S 210 FT FOR POB, CONT S
489.99 FT, W 444.89 FT, N

ANDERSON KYLE D/ANDERSON SARAH M
2384 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

06-5S-18-10568-022



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	
TOTALS	1,680		150,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2017		183,691	2017	2016	0	0	18.00	82.00
Heated Area: 1680						HX Base Yr 2017					
BLD DATE		LGL DATE		XF DATE		LAND DATE	04/28/2025	INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		150,627	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		180,727	
SOH/AGL Deduction		93,355	
ASSESSED VALUE		87,372	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		35,961	
TOTAL JUST VALUE		180,727	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34500	M H	400	09/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/1033	12/02/2015	WD	U	V	11	100
GRANTOR: MARTHA B DOUBERLEY						
GRANTEE: KYLE D & SARAH M AN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S30 E56 N30\$.	

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	600	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

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	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	22,500							