LOT 16 ROLLING OAKS S/D.
869-186, 946-156, PB 1444-468, D

BOOHER RICKY/SHELBO KIMBERLY
259 NW DALTON GLN
LAKE CITY, FL 32055

2026

09-3S-16-02049-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

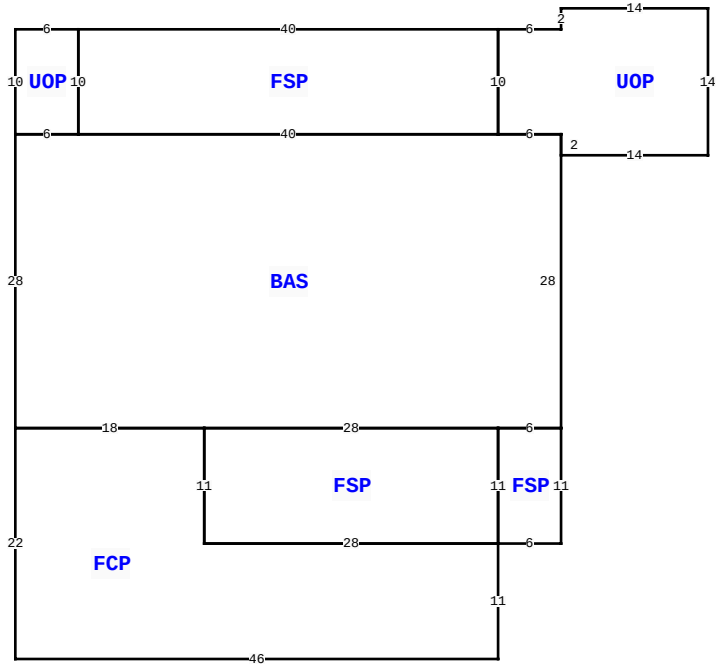
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	42,853
FCP	704	25		176	5,180
FSP	66	40		26	765
FSP	308	40		123	3,620
FSP	400	40		160	4,709
UOP	60	25		15	442
UOP	256	25		64	1,884
TOTALS	3,250			2,020	59,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,020	116.8000	73.58	148,632	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1456 HX Base Yr 2023



259 NW DALTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,453
TOTAL MARKET OB/XF VALUE		12,472
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		126,925
SOH/AGL Deduction		19,425
ASSESSED VALUE		107,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,089
TOTAL JUST VALUE		126,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13692	GARAGE	50	02/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1365	6/03/2022	WD	U	I	30	174,000
GRANTOR: BOOHER CINDY						
GRANTEE: BOOHER RICKY						
1468/1364	6/03/2022	QC	U	I	11	100
GRANTOR: BOOHER RICKY						
GRANTEE: BOOHER CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= E14 N14 W14 S2 W6 FSP= W40 S10 E40 N10$ S10 BAS= W40
UOP= N10 W6 S10 E6$ W6 S28 FCP= S22 E46 N11 W28 N11 W18$ E18
FSP= S11 E28 N11 W28$ E28 FSP= S11 E6 N11 W6$ E6 N28 W6$ E6
S2$.

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	12	16	192.00	UT	3.50	3.50	100	0	0	3	100	672	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	24	32	1.00	UT	0.00	0.00	100	1998	1998	3	100	3,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,472

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS