

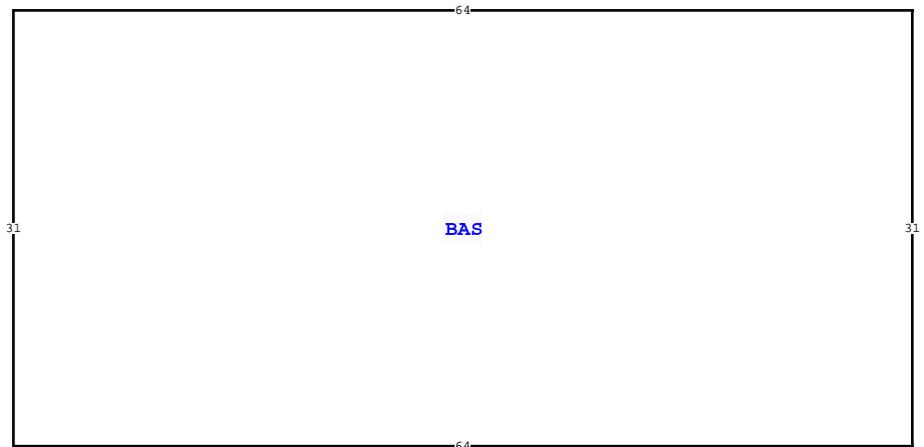
BEG NW COR OF LOT 6 BLK B TROY
E ALONG N LINE OF LOT 6 195 FT T
LOT 6 BLK B, N 111.75 FT, W 195

KITCHING DAVID C
289 SW KAMAN DR
LAKE CITY, FL 32024

2026

09-4S-16-02818-007


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 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	06
NEIGHBORHOOD/LOC	9416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	
TOTALS	1,984		119,312

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% - 2022																					
				Heated Area: 1984				HX Base Yr 2022																
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/14/2026	MLU																			

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			119,312	
TOTAL MARKET OB/XF VALUE			12,100	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			153,912	
SOH/AGL Deduction			41,039	
ASSESSED VALUE			112,873	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			61,462	
TOTAL JUST VALUE			153,912	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			147,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050257	Roof Replacement	7,760	07/01/2024
21863	M H	340	05/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/1394	6/27/2008	WD	Q	I		100,000
GRANTOR: WALTER G & KRISTINE S						
GRANTEE: TERENCE & DAVID KIT						
1124/1260	6/19/2007	WD	Q	I	01	100
GRANTOR: KRISTINE BRIDGES & RO						
GRANTEE: WALTER G & KRISTINE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S31 E64 N31\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	500	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	600	
7	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,200	
8	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	100	
TOTALS													12,100			

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								