LOT 2 THE HIDEAWAY S/D.
894-2033, WD 1120-1932, WD 1352-

WILKINSON ALEX JAMES
221 SE SECLUSION GLN
LAKE CITY, FL 32025

2027

10-4S-17-08305-002

BUILDING CHARACTERISTICS

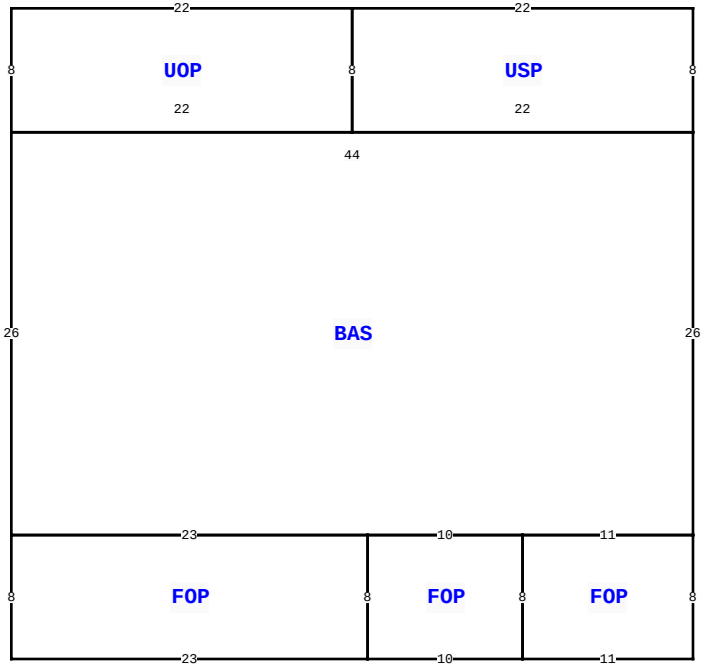
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	30,385
FOP	80	35		28	744
FOP	88	35		31	823
FOP	184	35		64	1,700
UOP	176	25		44	1,169
USP	176	35		62	1,647
TOTALS	1,848			1,373	36,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,373	110.6750	66.40	91,167	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1144 HX Base Yr



221 SE SECLUSION GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	40	24	1.00	UT	0.00	0.00	100	2012	2012	3	100	6,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,467
TOTAL MARKET OB/XF VALUE	14,900
TOTAL LAND VALUE - MARKET	36,450
TOTAL MARKET VALUE	87,817
SOH/AGL Deduction	0
ASSESSED VALUE	87,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,817
TOTAL JUST VALUE	87,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/111	9/18/2026	WD	Q	I	01	159,000
GRANTOR: MCDOUGAL BETH						
GRANTEE: WILKINSON ALEX JAME						
1352/2544	2/02/2018	WD	Q	I	01	60,000
GRANTOR: THOMAS L & BETTY C CO						
GRANTEE: BETH MCDOUGAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 FOP= S8 E23 N8 W23$ E23 FOP= S8E10 N8 W10$ E10 FOP= S8 E11 N8 W11 $ E11 N26 USP= N8 W22 UOP= W22 S8 E22 N8$ S8 E22$.

LAND DESCRIPTION

TOTAL OB/XF 14,900

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	4.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,450							

REVIEW DATE 04/11/2017 BY DF Total Acres: 4.05 Total Land Value: 36,450 Market: 0 Agricultural: 0 Common: 36,450 PRINTED 11/17/2026 BY SYS