

COMM SE COR, RUN N 39 FT, W ALON
RD 616.90 FT FOR POB, RUN N 1051
FT, S 320.60 FT, E 600.42 FT, S

INGRAM WILLIAM/HARGIS TRACT
338 SW KEGEL WAY
LAKE CITY, FL 32024

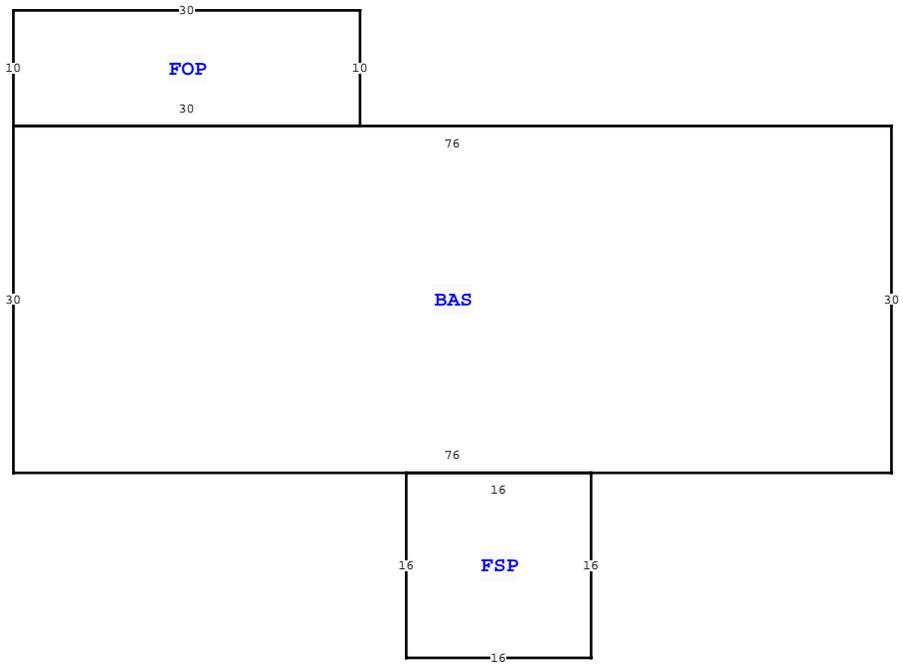
2026

12-4S-15-00347-006



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	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	12415.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	268,002
FOP	300	35		105	12,342
FSP	256	40		102	11,989
TOTALS	2,836			2,487	292,334

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,487	134.5500	129.17	321,246	1999	2020	0	0	9.00	91.00		
3 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				292,334		
TOTAL MARKET OB/XF VALUE				25,178		
TOTAL LAND VALUE - MARKET				60,240		
TOTAL MARKET VALUE				377,752		
SOH/AGL Deduction				25,368		
ASSESSED VALUE				352,384		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				352,384		
TOTAL JUST VALUE				377,752		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				373,235		
SALE:2:1: 10.04 ACRES, ASSESSED FOR 5 AC						
PRMT:4:1: BRIAN HARGER						
PRMT:3:1: HEATHER RITTMAN						
PRMT:1:1: M. ROWE ON EAST 1/2 THIS PRCL. CHECK SPL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051465	Roof Replacement	17,500	11/12/2024			
40347	GENERATOR	0	08/12/2020			
38417	M H	375	07/30/2019			
20692	M H	125	05/12/2003			
15985	M H	125	09/10/1999			
16030	M H	125	09/10/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1041	2/12/2019	WD	Q	I	01	38,000
GRANTOR:REGINALD HARRISON & I						
GRANTEE:WILLIAM INGRAM & T						
1324/0798	9/13/2016	WD	U	I	30	20,000
GRANTOR:ROSA RODEZNO						
GRANTEE:REGINALD HARRISON &						

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	0070	CARPOT UF	0	0	18	21	378.00	UT	2.00	2.00	50	1991	1991	3	50	378	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
5	0214	GRN HOUSE	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
6	0030	BARN,MT	0	0	26	30	1.00	UT	11,700.00	11,700.00	100	2025	2024		100	11,700	

TOTAL OB/XF														25,178	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
				04/22/2026		MLU									

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[ORIG=0,0] W76 S30 E76 N30 \$FOP=[ORIG=-76,-10] E30 S10 W30 N10 \$FSP=[ORIG=-42,30] E16 S16 W16 N16 \$.					

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	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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							