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 TRACI
338 SW KEGEL WAY
LAKE CITY, FL 32024

**2027**

**12-4S-15-00347-006**

## BUILDING CHARACTERISTICS

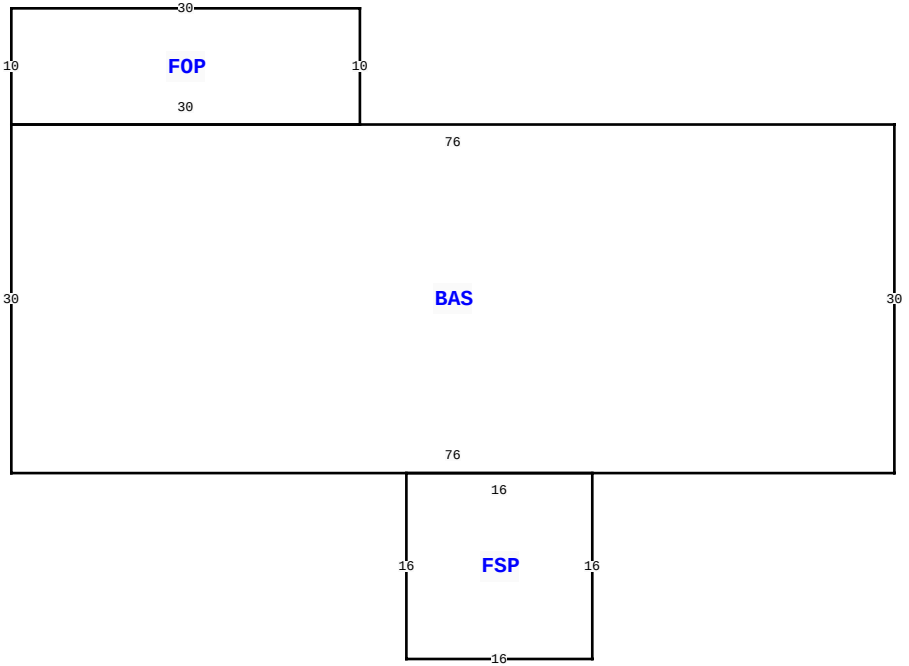
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 259,619 |
| FOP | 300 | 35 | | 105 | 11,956 |
| FSP | 256 | 40 | | 102 | 11,614 |
| TOTALS | 2,836 | | | 2,487 | 283,190 |

## 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 | 125.13 | 311,198 | 1999 | 2020 | 0 | 0 | 0 | 9.00 | 91.00 |

3 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr




338 SW KEGEL WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0070 | CARPORT 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 283,190 |
| TOTAL MARKET OB/XF VALUE | 25,178 |
| TOTAL LAND VALUE - MARKET | 60,240 |
| TOTAL MARKET VALUE | 368,608 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 368,608 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 368,608 |
| TOTAL JUST VALUE | 368,608 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 371,664 |

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 & | | | | | | |

### 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 25,178

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

REVIEW DATE 03/17/2025 BY jerry Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/17/2026 BY SYS