

BEG NE COR OF NW1/4 OF NE1/4,  
 RUN S 652.75 FT, W 117.22 FT,  
 N 37 DEG W 409.20 FT, N 7 DEG

GANSKOP MATTHEW D  
 171 SW BELLMONT DR  
 LAKE CITY, FL 32024

**2026**

12-5S-16-03585-006  


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	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	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		20,461

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HME	0%	- 0		55.36	51,153	1996	1996	0	0	60.00	40.00
				Heated Area: 924								
					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>14</p> <p>BAS</p> <p>66</p> </div>												
					04/22/2026 MLU							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,461
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			87,881
SOH/AGL Deduction			14,695
ASSESSED VALUE			73,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,186
TOTAL JUST VALUE			87,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13481	M H	125	01/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0051	4/24/2017	QC	U	I	11	100
GRANTOR: APRIL BALSTER						
GRANTEE: MATTHEW D & APRIL G						
0949/1894	3/25/2002	WD	Q	I	03	100
GRANTOR: JOSHUA & TINA WILLEMS						
GRANTEE: APRIL BALSTER (CORR						

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
1	0296	SHED METAL	0	0	6	10	60.00	UT	5.00	100	1997	1997
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		

TOTAL OB/XF												
7,300												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC		1.00