

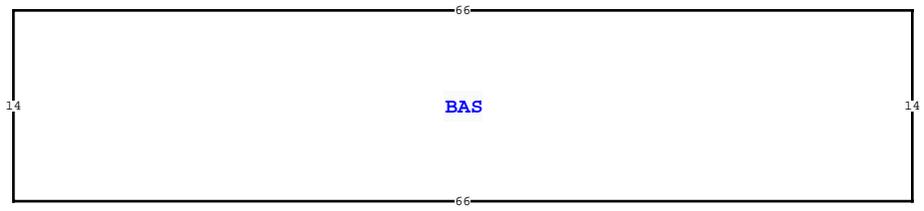
BEG NE COR OF NW1/4 OF NE1/4,
 RUN S 652.75 FT, W 117.22 FT,
 N 37 DEG W 409.20 FT, N 7 DEG

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	60.00	40.00												
				Heated Area: 924			HX Base Yr																
																							
<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>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/07/2025	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			55,110
TOTAL MARKET VALUE			82,871
SOH/AGL Deduction			9,685
ASSESSED VALUE			73,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,186
TOTAL JUST VALUE			82,871
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
1	0296	SHED METAL	0	0	6	10	60.00	UT	5.00	5.00	100
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF												7,300			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											

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	0		A-1	0.00	0.00	5.01	AC	1.00	1.00	1.00	11,000.00	11,000.00	55,110								