LOT 22 HUNTERS LANDING S/D.

WD 1326-811, QC 1429-2744, PB 15

CHILDS JOHN/CHILDS TAMMIE
303 NW CANTON LN
LAKE CITY, FL 32055

2027

13-3S-16-02100-122

BUILDING CHARACTERISTICS

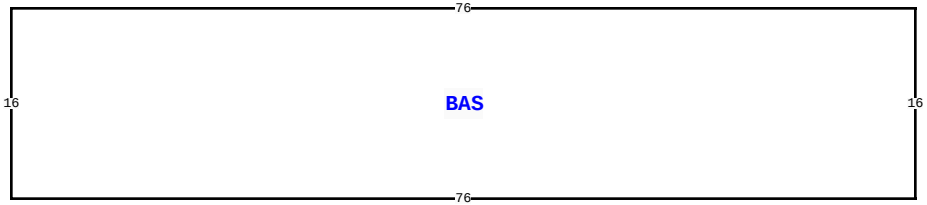
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	68,365
TOTALS	1,216			1,216	68,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	109.9150	102.22	124,300	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1216 HX Base Yr



303 NW CANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,365
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	95,365
SOH/AGL Deduction	0
ASSESSED VALUE	95,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,365
TOTAL JUST VALUE	95,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20963	M H	125	08/06/2003
18876	M H	125	10/23/2001
18766	M H	125	09/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2352	2/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: CHILDS JOHN T						
1429/2744	2/08/2021	QC	U	I	11	100
GRANTOR: CHILDS DORTHA M						
GRANTEE: CHILDS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.03 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS