LOT 13 341 ESTATES S/D.
978-2795, WD 1430-2320, WD 1497-

TANKERSLEY DUSTIN TYLER/TANKERSLEY KAITLYN MARIE
303 SW PECAN GLN
LAKE CITY, FL 32024

2027

13-4S-16-02952-113

BUILDING CHARACTERISTICS

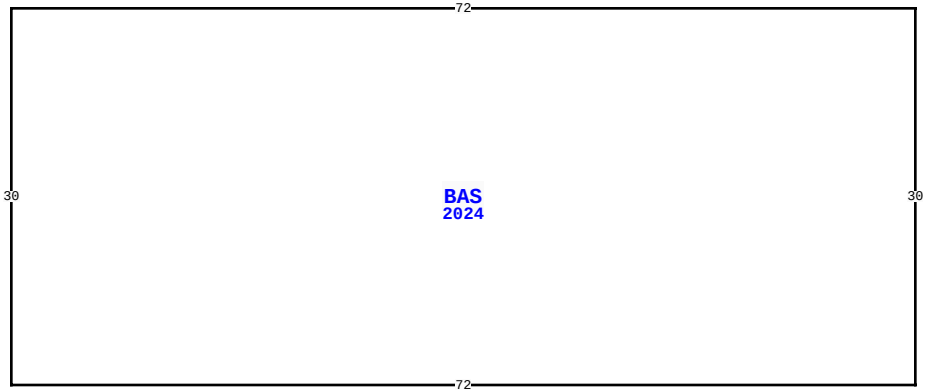
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	230,647
TOTALS	2,160			2,160	230,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	113.5000	108.96	235,354	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2024 Heated Area: 2160 HX Base Yr



2795 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,647
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	249,147
SOH/AGL Deduction	0
ASSESSED VALUE	249,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,147
TOTAL JUST VALUE	249,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,560

LAND:1:1: 0.90 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048340	Mobile Home		10/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2625	8/11/2023	WD	Q	V	03	27,000
GRANTOR: CABALLER ANA						
GRANTEE: TANKERSLEY DUSTIN T						
1430/2320	2/12/2021	WD	Q	V	01	20,000
GRANTOR: DARBY ROGERS COMPANY						
GRANTEE: CABALLER ANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,12] E72 S30 W72 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	520.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/22/2025 BY KS Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS