

COMM 268 FT N OF SW COR OF SEC F
E 684.33 FT, N 178 FT, W 684.33
TO POB EX W 244.79 FT DESC IN OR

CHAUNCEY STANLEY E/CHAUNCEY NANCY L
473 SW KICKLIGHTER TER
LAKE CITY, FL 32024

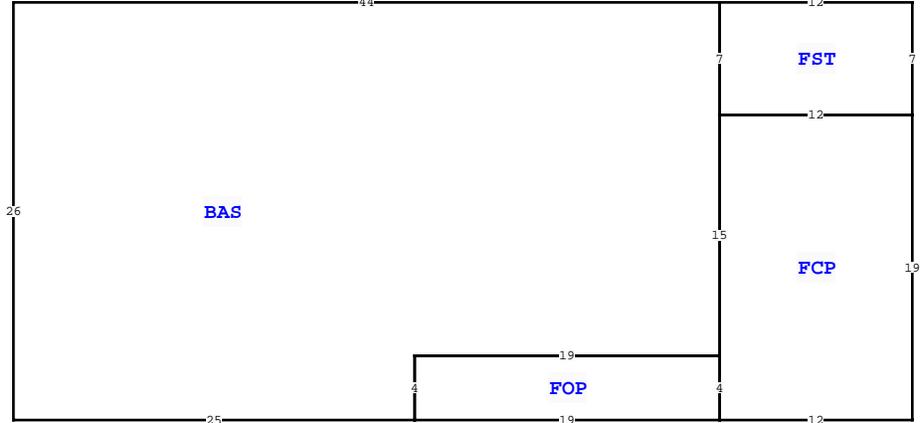
2026

13-4S-16-02953-000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	07 CORK/VTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	13416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100		1,068	82,131
FCP	228	25		57	4,384
FOP	76	30		23	1,769
FST	84	55		46	3,537
TOTALS	1,456			1,194	91,820

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,194	103.7799	118.31	141,262	1977	1977	0	0	35.00	65.00	
1 SINGLE FAM			0% - 0	Heated Area: 1068			HX Base Yr					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 3
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	259,339	
TOTAL MARKET OB/XF VALUE	17,700	
TOTAL LAND VALUE - MARKET	22,400	
TOTAL MARKET VALUE	299,439	
SOH/AGL Deduction	76,681	
ASSESSED VALUE	222,758	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	171,347	
TOTAL JUST VALUE	299,439	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	295,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054362	Roof Replacement	8,882	10/30/2025
22293	M H	268	09/09/2004
19840	M H	125	08/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/2558	8/16/2011	WD U	I	I	11	100
GRANTOR: STANLEY E & NANCY L C						
GRANTEE: STANLEY E & NANCY L						
1219/2557	2/21/2011	WD U	I	I	11	100
GRANTOR: MICHAEL D BROWN (MARR)						
GRANTEE: STANLEY E & NANCY L						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0060	CARPORT F	0	100	0	0	0	0	0.00	100	2009	2009	3	100	900	
2	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2019	2019	3	100	400	
6	9945	Well/Sept	0	0	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2019	2019	3	100	400	

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	% 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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.80	AC		1.00	1.00	1.00	8,000.00	8,000.00	14,400							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S26 E25 FOP= E19 N4W19 S4\$ N4 E19 FCP= S4 E12 N19 W12 S15\$ N15 FST= E12 N7 W12 S7\$ N7\$.	

TOTAL OB/XF 17,700																								

