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

2027

13-4S-16-02953-000

BUILDING CHARACTERISTICS

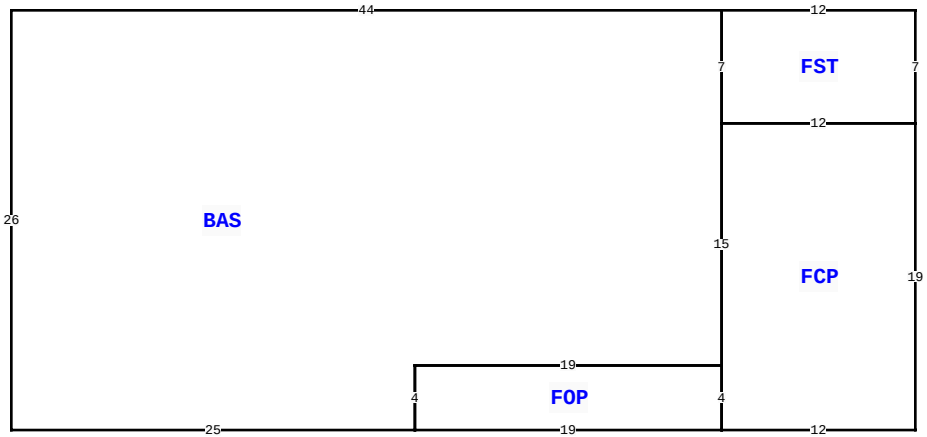
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	79,250
FCP	228	25		57	4,230
FOP	76	30		23	1,707
FST	84	55		46	3,413
TOTALS	1,456			1,194	88,600

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	114.16	136,307	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1068 HX Base Yr



473 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,470
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		22,400
TOTAL MARKET VALUE		290,570
SOH/AGL Deduction		69,751
ASSESSED VALUE		220,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,408
TOTAL JUST VALUE		290,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,653

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	11	100
GRANTOR: STANLEY E & NANCY L C						
GRANTEE: STANLEY E & NANCY L						
1219/2557	2/21/2011	WD	U	I	11	100
GRANTOR: MICHAEL D BROWN (MARR						
GRANTEE: STANLEY E & NANCY L						

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$.

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	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							

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.80 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/17/2026 BY SYS

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

2027

13-4S-16-02953-000

BUILDING CHARACTERISTICS

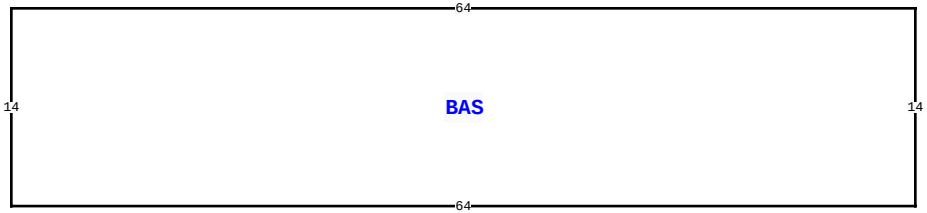
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	896	100		896	24,606
TOTALS	896			896	24,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	97.3845	58.43	52,353	2005	2005	0	0	0	53.00	47.00

2 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



473 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		290,570
SOH/AGL Deduction		69,751
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,408
TOTAL JUST VALUE		290,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 N14$.

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

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.80 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/17/2026 BY SYS

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

2027

13-4S-16-02953-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0202 MOBILE HOME/M HOME

MAP NUM | MKT AREA 06

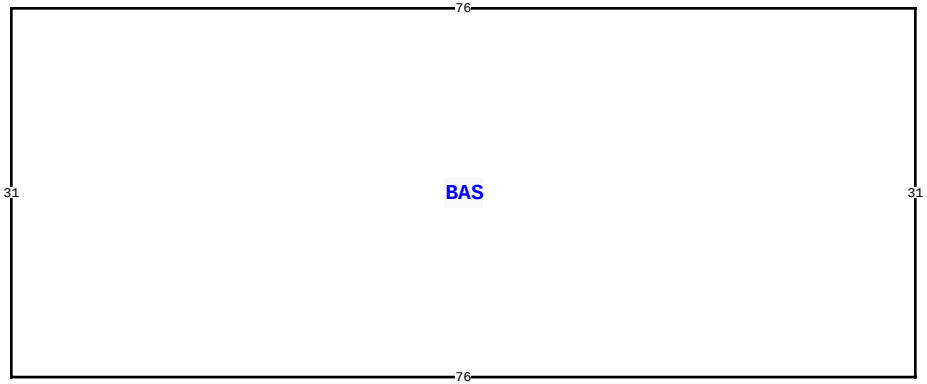
NEIGHBORHOOD/LOC 13416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	137,264
TOTALS	2,356			2,356	137,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	2003	2003	0	0	0	45.00	55.00

3 MANUF 1 100% - 0 Heated Area: 2356 HX Base Yr



473 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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1219/2557	2/21/2011	WD	U	I	11	100
GRANTOR: MICHAEL D BROWN (MARR						
GRANTEE: STANLEY E & NANCY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.80 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/17/2026 BY SYS