COMM SW COR OF SW1/4 OF SW1/4, R FOR POB, CONT N 134.34 FT, E 681 FT, W 681.98 FT TO POB.

JOHNSON AUSTIN H
P O BOX 2773
LAKE CITY, FL 32056

**2027**

**13-4S-16-02953-003**

## BUILDING CHARACTERISTICS

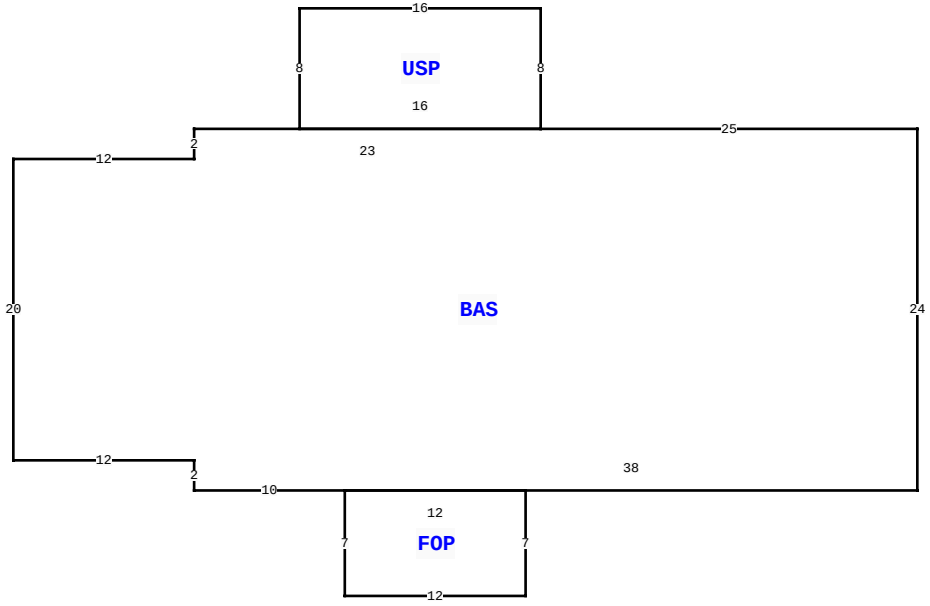
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 0 | 0 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 13416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,392 | 100 | | 1,392 | 31,064 |
| FOP | 84 | 35 | | 29 | 647 |
| USP | 128 | 35 | | 45 | 1,004 |
| TOTALS | 1,604 | | | 1,466 | 32,715 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,466 | 92.9880 | 55.79 | 81,788 | 1975 | 1975 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1996 Heated Area: 1392 HX Base Yr 1996




499 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 30 | 20 | 1.00 | UT | 5,000.00 | 5,000.00 | 50 | 1993 | 1993 | 3 | 50 | 2,500 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 7 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 32,715 |
| TOTAL MARKET OB/XF VALUE | | 11,550 |
| TOTAL LAND VALUE - MARKET | | 18,880 |
| TOTAL MARKET VALUE | | 63,145 |
| SOH/AGL Deduction | | 21,375 |
| ASSESSED VALUE | | 41,770 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 16,770 |
| TOTAL JUST VALUE | | 63,145 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 63,145 |

XFOB:1:1: ARABIAN M H

BLDG:1:1: ARABI MH

SALE:1:1: SALE INDICATES POSSIBLE IMPROVEMENTS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0807/0585 | 6/23/1995 | WD | Q | I | | 43,000 |

GRANTOR: CARL M & GLORIA ANN J

GRANTEE: AUSTIN H JOHNSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N24 W25 USP= N8 W16 S8 E16$ W23 S2 W12 S20 E12 S2
E10FOP= S7 E12 N7 W12$ E38$ .

## LAND DESCRIPTION

TOTAL OB/XF 11,550

| 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 | 0102 | C | SFR/MH | 100 | | 00 | 0.00 | 0.00 | 2.36 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 18,880 | | | | | | | |

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.36 Total Land Value: 18,880 Market: 0 Agricultural: 0 Common: 18,880 PRINTED 11/17/2026 BY SYS