

(AKA LOT 3 BLOCK B CHADWORTH S/D
 BEG NW COR OF SW1/4 OF SE1/4, RU
 OF SEC 400 FT, S 170 FT, W 400 F

BERRY JOSHUA/GRIFFIS SAMUEL
 172 NW OGLETHORPE TER
 LAKE CITY, FL 32055

2026

14-3S-16-02123-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	240	100	5,094
BAS	672	100	14,262
TOTALS	912		19,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	912	88.4250	53.06	48,391	1985	1985	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 912 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			19,356
TOTAL MARKET OB/XF VALUE			8,350
TOTAL LAND VALUE - MARKET			19,800
TOTAL MARKET VALUE			47,506
SOH/AGL Deduction			0
ASSESSED VALUE			47,506
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			47,506
TOTAL JUST VALUE			47,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,793
XFOB:2:1: POLE SHED & BARN			
XFOB:1:1: CLAS M H			
BLDG:1:1: CLAS MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054173	Roof Replacement	37,000	10/01/2025
000054062	Mobile Home		09/16/2025
000053659	Right-of-Way Acce		07/25/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1492	5/14/2025	WD U	I	I	11	100
GRANTOR: DEES FREDDIE P						
GRANTEE: BERRY JOSHUA						
1535/1199	3/05/2025	WD U	I	I	11	100
GRANTOR: BERRY TAMMY REDD						
GRANTEE: DEES FREDDIE P						

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	0070	CARPORT UF	0	0	0	0		0.00	100	2014	2014	3	100	750	
2	0296	SHED METAL	0	0	0	0		0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0		0.00	100	2018	2018	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

400 NW OGLETHORPE TER, LAKE CITY

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W35 S14 E48 N14 BAS= E7N12 W20 S12 E13\$ W13 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0102	C	SFR/MH	0		RSF/ME	70.00	400.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							