(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

**2027**

**14-3S-16-02123-013**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 03

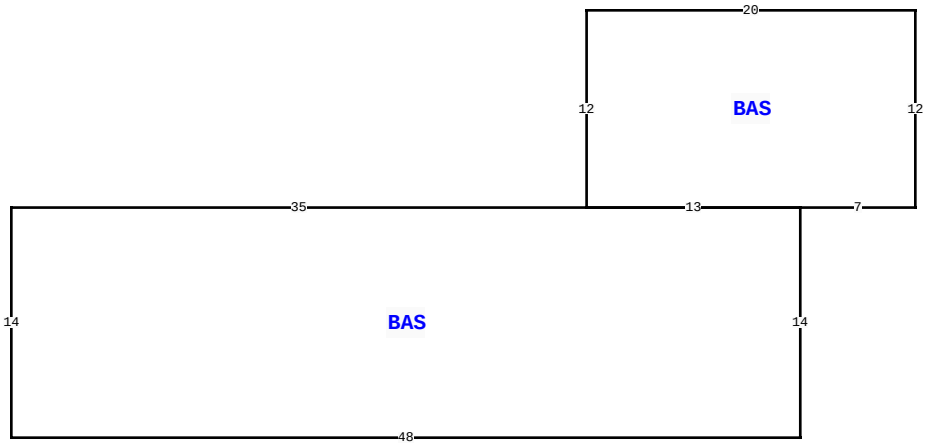
NEIGHBORHOOD/LOC 14316.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 5,094 |
| BAS | 672 | 100 | | 672 | 14,262 |
| TOTALS | 912 | | | 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 | 0 | 60.00 | 40.00 |

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




400 NW OGLETHORPE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 110,721 |
| TOTAL MARKET OB/XF VALUE | 7,500 |
| TOTAL LAND VALUE - MARKET | 19,800 |
| TOTAL MARKET VALUE | 138,021 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 138,021 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,021 |
| TOTAL JUST VALUE | 138,021 |
| NCON VALUE | 91,365 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 47,506 |

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 | 11 | 100 |
| GRANTOR: DEES FREDDIE P | | | | | | |
| GRANTEE: BERRY JOSHUA | | | | | | |
| 1535/1199 | 3/05/2025 | WD | U | I | 11 | 100 |
| GRANTOR: BERRY TAMMY REDD | | | | | | |
| GRANTEE: DEES FREDDIE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 7,500

| 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 | 0 | | RSF/MH | 70.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 18,000.00 | 19,800.00 | 19,800 | | | | | | | |

REVIEW DATE 08/11/2026 BY JB Total Acres: 1.56 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/17/2026 BY SYS

(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

**2027**

**14-3S-16-02123-013**

## BUILDING CHARACTERISTICS

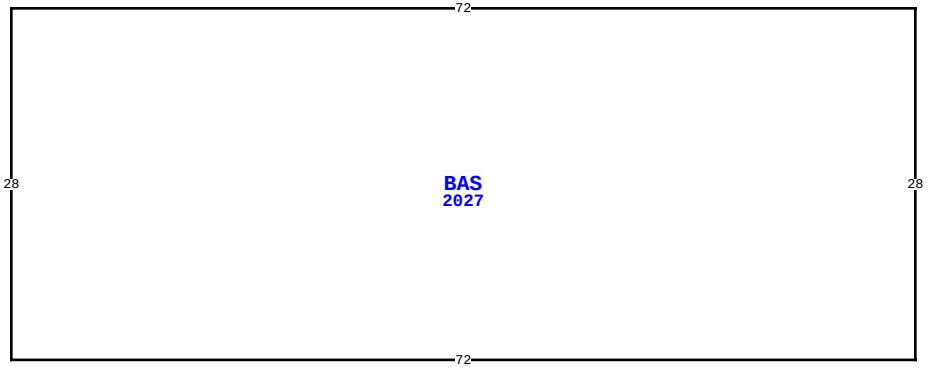
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 03 |
| NEIGHBORHOOD/LOC | 14316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,016 | 100 | 2027 | 2,016 | 91,365 |
| TOTALS | 2,016 | | | 2,016 | 91,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 2,016 | 103.0000 | 82.40 | 166,118 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 0% - 2027 Heated Area: 2016 HX Base Yr




400 NW OGLETHORPE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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| TOTAL MARKET VALUE | 138,021 |
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| ASSESSED VALUE | 138,021 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,021 |
| TOTAL JUST VALUE | 138,021 |
| NCON VALUE | 91,365 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 47,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

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

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,12] E72 S28 W72 N28 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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