

(AKA LOT 4 BLOCK B CHADWORTH S/D  
COMM NW COR OF SW1/4 OF SE1/4, R  
POB, CONT S 170 FT, E 400 FT, N

MCKINLEY CAROL SUE/ALLEN NORMAN LEE  
408 NW OGLETHORPE TER  
LAKE CITY, FL 32055

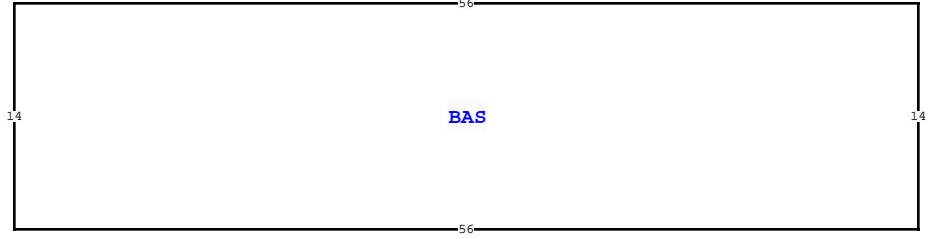
2026

14-3S-16-02123-014



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 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
BAS	784	100	
TOTALS	784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2026		68,200	1983	1983	0	0	45.00	55.00
				Heated Area: 784			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,510
TOTAL MARKET OB/XF VALUE			9,300
TOTAL LAND VALUE - MARKET			19,800
TOTAL MARKET VALUE			66,610
SOH/AGL Deduction			0
ASSESSED VALUE			66,610
TOTAL EXEMPTION VALUE	HX HB DX		46,610
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			66,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			39,786
XFOB:1:1: THOMASVILLE M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2596	4/25/2025	WD	Q	I	01	105,000
GRANTOR: JOHNSON NEIL R						
GRANTEE: MCKINLEY CAROL SUE						
0912/1692	10/05/2000	WD	Q	I		19,000
GRANTOR: SISTRUNK						
GRANTEE: NEIL & DAWN JOHNSON						

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	100	0	0			0.00	100	2018	2018	3	100	500	
2	0296	SHED METAL	0	100	0	0			0.00	100	2018	2018	3	100	1,500	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0			0.00	100	2018	2018	3	100	300	

TOTAL OB/XF												9,300					
408 NW OGLETHORPE TER, LAKE CITY												BLD DATE		LGL DATE		05/08/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											

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	0200	C	MBL HM	100		RSF/ME	70.00	400.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							