

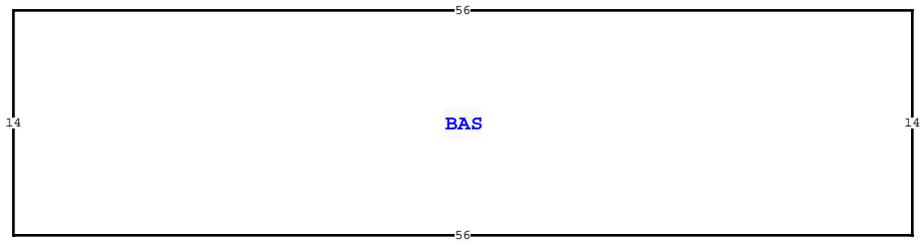
(AKA LOT 4 BLOCK B CHADWORTH S/D
COMM NW COR OF SW1/4 OF SE1/4, R
POB, CONT S 170 FT, E 400 FT, N

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		37,976

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	Heated Area: 784		HX Base Yr 2026				
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,976	
TOTAL MARKET OB/XF VALUE		9,300	
TOTAL LAND VALUE - MARKET		15,400	
TOTAL MARKET VALUE		62,676	
SOH/AGL Deduction		0	
ASSESSED VALUE		62,676	
TOTAL EXEMPTION VALUE		HX HB DX 42,676	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		62,676	
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
1	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2018
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2018
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2018

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
						04/21/2025	MLU				

BUILDING NOTES											
<p>BAS= W56 S14 E56 N14\$.</p>											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/ME	70.00	400.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.10	14,000.00	15,400.00	15,400							