(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

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

2027

14-3S-16-02123-014

BUILDING CHARACTERISTICS

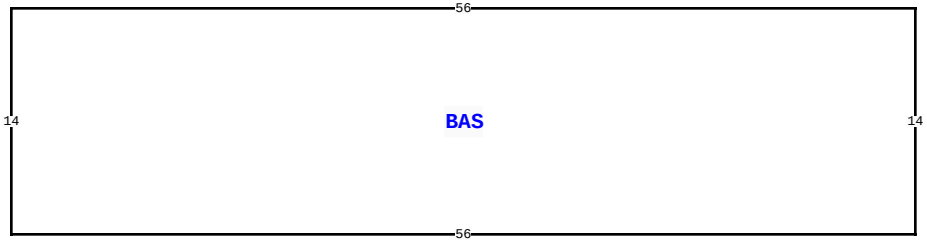
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	37,049
TOTALS	784			784	37,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	784	107.4000	85.92	67,361	1983	1983	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 784 HX Base Yr 2026



408 NW OGLETHORPE TER, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,049
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		66,149
SOH/AGL Deduction		0
ASSESSED VALUE		66,149
TOTAL EXEMPTION VALUE	HX HB DX	46,149
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		66,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,610

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0200	C	MBL HM	100		RSF/MH	170.00	400.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							

REVIEW DATE 08/27/2025 BY TP Total Acres: 1.56 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/17/2026 BY SYS