(AKA LOT 5 BLOCK D CHADWORTH S/D
BEG SE COR OF NW1/4 OF SE1/4, RU
N 272.49 FT, E 170.29 FT, S 272.

GOFF VALIANT
322 NW CHADLEY LN
LAKE CITY, FL 32055

2027

14-3S-16-02123-025

BUILDING CHARACTERISTICS

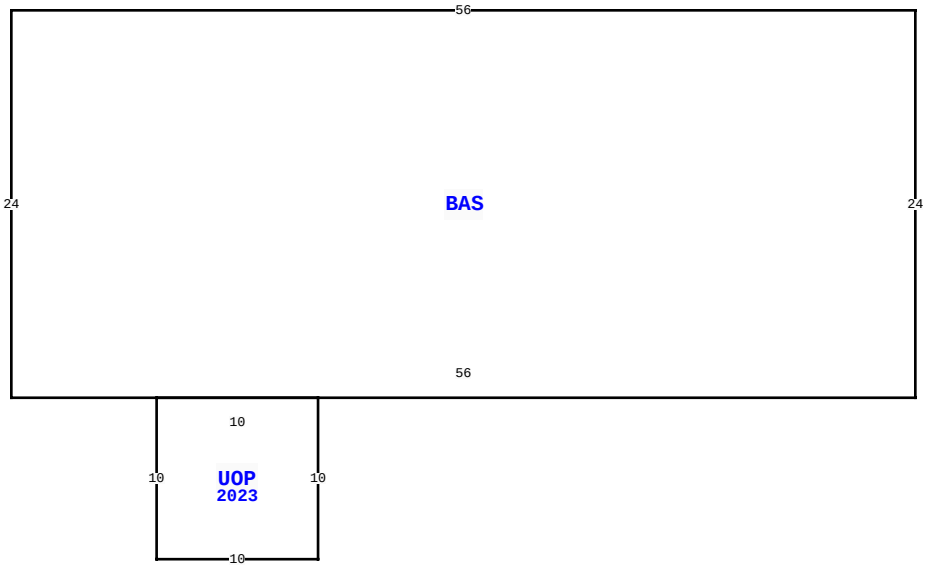
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,344	100		1,344	84,306
UOP	100	25	2023	25	1,568
TOTALS	1,444			1,369	85,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,369	118.8000	114.05	156,134	1997	1997	0	0	0	45.00	55.00

1 MANUF 2 0% - 2025 Heated Area: 1344 HX Base Yr



322 NW CHADLEY LN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,874
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	111,674
SOH/AGL Deduction	0
ASSESSED VALUE	111,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,674
TOTAL JUST VALUE	111,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2013	12/31/2024	WD	Q	I	01	163,000
GRANTOR: HERNANDEZ MERCEDES						
GRANTEE: GOFF VALIANT						
1480/1599	12/02/2022	WD	Q	I	01	110,000
GRANTOR: JOHNSON DAWN M						
GRANTEE: HERNANDEZ MERCEDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S24 E56 N24 $
UOP=[YR=2023;ORIG=-47,24] S10 E10 N10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		RSF/MH	272.00	272.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/11/2025 BY ME Total Acres: 1.07 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS