30 FT STRIP LYING EAST OF LOT
14 PINEMOUNT MEADOWS & ANY
PORTION OF WEST 703.66 FT OF

MCKENZIE GEORGE H/MCKENZIE DAWN M
328 SW MAIDENHAIR WAY
LAKE CITY, FL 32024

2027

14-4S-15-00363-004

BUILDING CHARACTERISTICS

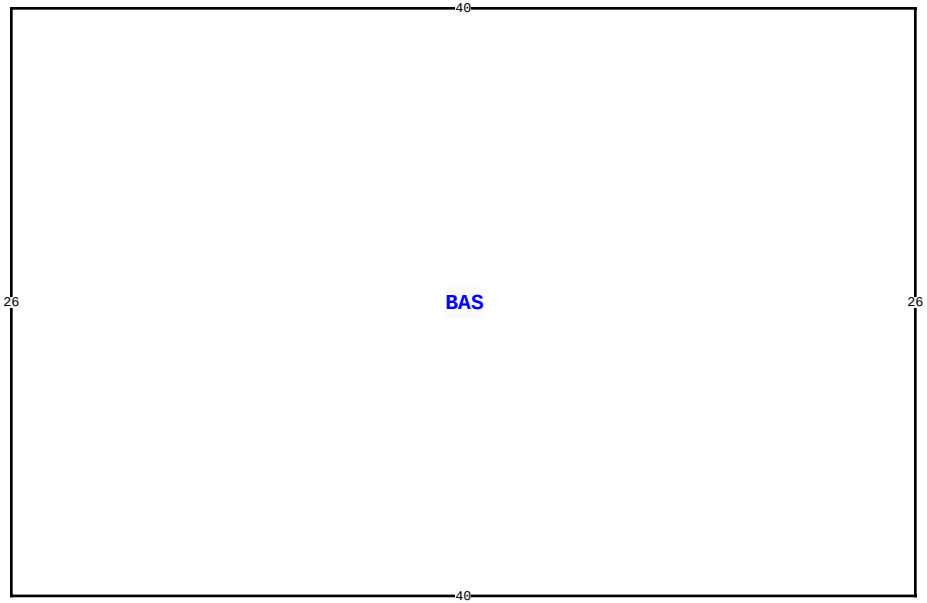
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	86,112
TOTALS	1,040			1,040	86,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	112.7000	104.81	109,002	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2020 Heated Area: 1040 HX Base Yr 2020



328 SW MAIDENHAIR WAY, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2025	2024		100	3,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,112
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		129,840
TOTAL MARKET VALUE		230,752
SOH/AGL Deduction		85,547
ASSESSED VALUE		145,205
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,794
TOTAL JUST VALUE		230,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33998	M H	590	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/1924	4/01/2019	WD	Q	I	03	121,900
GRANTOR: MATTHEW C & NICOLE HU						
GRANTEE: GEORGE H & DAWN M M						
1312/1311	3/31/2016	WD	Q	V	03	54,100
GRANTOR: PHILIP COLON						
GRANTEE: MATTHEW C & NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 14,800

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	100			0.00	0.00	11.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	67,200							
2	0000	C	VAC RES	100			0.00	0.00	10.44	AC		1.00	1.00	1.00	6,000.00	6,000.00	62,640							

REVIEW DATE 07/30/2024 BY JB Total Acres: 21.64 Total Land Value: 129,840 Market: 0 Agricultural: 0 Common: 129,840 PRINTED 11/17/2026 BY SYS