COMM INTERS OF SE R/W OF ACL RR
OF E1/2 OF SE1/4, RUN SW ALONG R
FOR POB, RUN E 210 FT, SW 210 FT

PERRY C Y/PERRY PAULA D
304 SW KICKLIGHTER TERR
LAKE CITY, FL 32024

2026

14-4S-16-02960-003

BUILDING CHARACTERISTICS

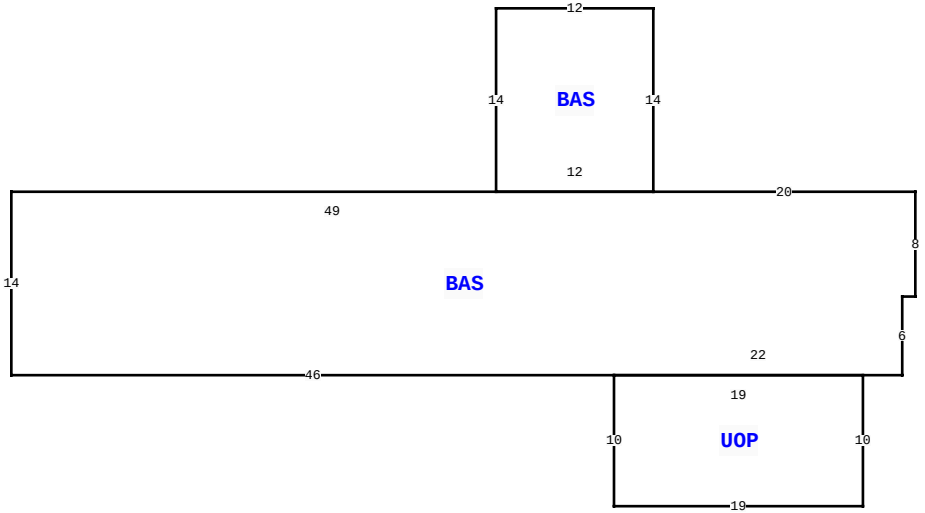
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	3,034
BAS	960	100		960	17,338
UOP	190	25		48	867
TOTALS	1,318			1,176	21,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,176	75.2490	45.15	53,096	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 1128 HX Base Yr 2001



304 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		21,238
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		36,588
SOH/AGL Deduction		10,890
ASSESSED VALUE		25,698
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		698
TOTAL JUST VALUE		36,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,588

LAND:1:1: ADJ4;EASEMENT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/0101	7/19/2000	WD	Q	I	03	6,000

GRANTOR: BEASLEY

GRANTEE: C Y & PAULA PERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N14 W12 S14 E12$ W49 S14 E46 UOP= S10 E19 N10 W19$ E22 N6 E1 N8$.

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	18	20	360.00	UT	2.00	2.00	75	2009	2009	3	75	540	
2	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	50	2009	2009	3	50	810	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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		A-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 11/11/2024 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 06/10/2026 BY SYS