

COMM SW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT N 373.65 FT, E 330
FT, S 49 DG E 196.12 FT S 149.39

GIDDENS KATHY W
228 SW THOMAS BROWN GLN
LAKE CITY, FL 32024

2026

14-4S-16-02977-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
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
BAS	1,140	100	
TOTALS	1,140		1,140
			81,021

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% - 2018								
Heated Area: 1140						HX Base Yr 2018					
228 SW THOMAS BROWN GLN, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/10/2025		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			81,021
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			30,330
TOTAL MARKET VALUE			119,151
SOH/AGL Deduction			48,098
ASSESSED VALUE			71,053
TOTAL EXEMPTION VALUE	HX HB		46,053
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			119,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/453	1/10/2025	WD	U	I	11	100
GRANTOR: GIDDENS TONY ARLO						
GRANTEE: WILLIAMS-GIDDENS KA						
1346/0343	10/16/2017	WD	U	V	11	100
GRANTOR: ZACHARY THOMAS BROWN						
GRANTEE: KATHY W GIDDENS						

EXTRA FEATURES	
L N	OB/XF CODE
1	0261
2	0296
3	9945

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S15 E76 N15\$.	

L N	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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																
TOTAL OB/XF 7,800																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	3.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	30,330							