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

2027

14-4S-16-02977-008

BUILDING CHARACTERISTICS

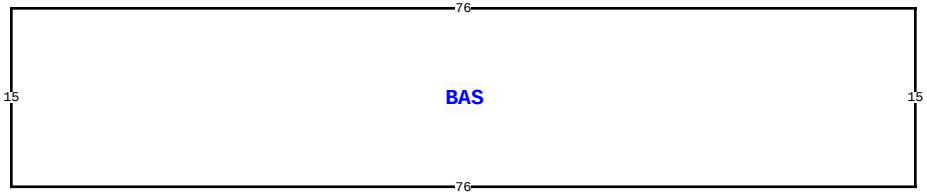
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	78,494
TOTALS	1,140			1,140	78,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.9000	105.93	120,760	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2018 Heated Area: 1140 HX Base Yr 2018



228 SW THOMAS BROWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		78,494
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		30,330
TOTAL MARKET VALUE		116,624
SOH/AGL Deduction		43,439
ASSESSED VALUE		73,185
TOTAL EXEMPTION VALUE	HX HB	48,185
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,469

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 ARLON						
GRANTEE: WILLIAMS-GIDDENS KA						
1346/0343	10/16/2017	WD	U	V	11	100
GRANTOR: ZACHARY THOMAS BROWN						
GRANTEE: KATHY W GIDDENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	100		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	30,330							

REVIEW DATE 11/05/2024 BY KS Total Acres: 3.37 Total Land Value: 30,330 Market: 0 Agricultural: 0 Common: 30,330 PRINTED 11/16/2026 BY SYS