

BEG SE COR OF SEC, W 1321.18 FT,
1261.40 FT, S 349.42 FT TO POB.
TIMBER RIDGE S/D UNREC).

WARD WILLIAM HAYDEN
3516 SW CARPENTER RD
LAKE CITY, FL 32024

2026

14-5S-15-00459-222

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	02
NEIGHBORHOOD/LOC	14515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		81,088

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%	- 2026	Heated Area: 1296			HX Base Yr 2026															
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,088	
TOTAL MARKET OB/XF VALUE		25,550	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		216,748	
SOH/AGL Deduction		0	
ASSESSED VALUE		216,748	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		165,337	
TOTAL JUST VALUE		216,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37826	PUMP/UTPOL	50	03/05/2019
13805	M H	125	03/25/1998
12196	M H	125	02/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/889	3/10/2025	WD	Q	I	01	230,000
GRANTOR: LINEHAN FRANCIS						
GRANTEE: WARD WILLIAM HAYDEN						
1534/380	2/25/2025	WD	U	I	11	0
GRANTOR: LINEHAN FRANK						
GRANTEE: LINEHAN FRANCIS						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	12		1.00	UT 0.00	100	1997	1997	3	100	1,500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	0	0		1.00	UT 5,000.00	100	1993	1993	3	100	5,000	
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	18	20		360.00	UT 2.50	50	2005	2005	3	50	450	
7	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,200	
8	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,300	
9	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,300	
10	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,100	

TOTAL OB/XF												23,050												
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

BUILDING NOTES											
<p>BAS= W48 S27 E48 N27S.</p>											

BUILDING DIMENSIONS											
<p>BAS= W48 S27 E48 N27S.</p>											

LAND DESCRIPTION												TOTAL OB/XF				23,050								
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1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

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MAP NUM MKT AREA 02																													
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
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12	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,300		GRANTOR: LINEHAN FRANCIS												
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REVIEW DATE 06/24/2025 BY TP Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 05/13/2026 BY SYS																													