COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT E 210 FT TO A PT O
WIRE RD, RUN SE A LONG R/W 328 F

KENT GARY M/KENT EDITH
2279 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

14-6S-17-09669-003

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

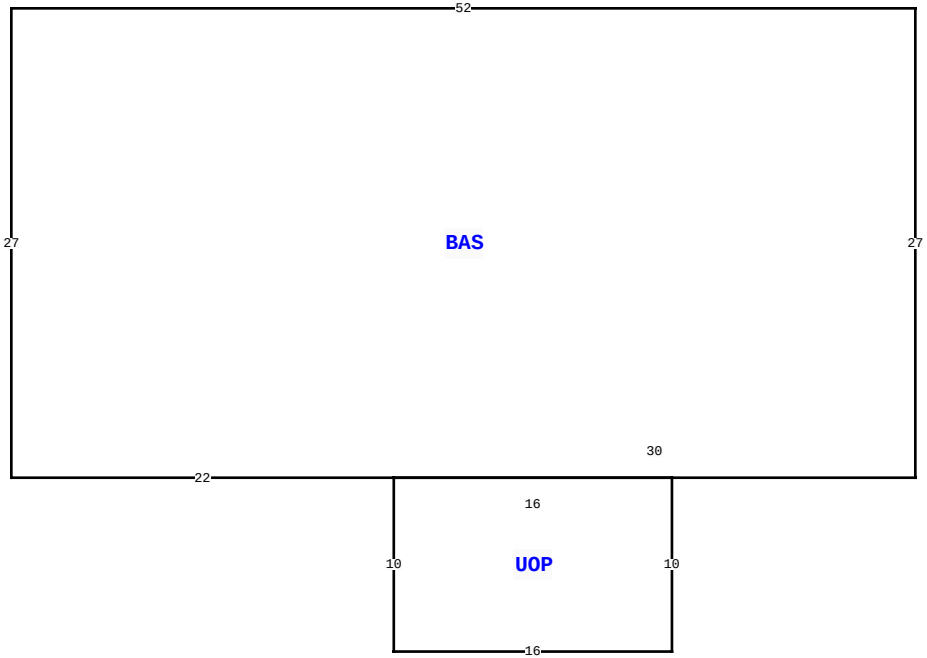
NEIGHBORHOOD/LOC 14617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	86,261
UOP	160	25		40	2,457
TOTALS	1,564			1,444	88,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,444	113.9000	105.93	152,963	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2023 Heated Area: 1404 HX Base Yr



1078 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	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: 3	Tax Dist:
BUILDING MARKET VALUE	88,719
TOTAL MARKET OB/XF VALUE	7,650
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	120,369
SOH/AGL Deduction	0
ASSESSED VALUE	120,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,369
TOTAL JUST VALUE	120,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,323

SALE:1:1: 1.50 AC BOUGHT UNDER AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27283	M H	375	08/25/2008
9636	M H	125	04/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/91	11/07/2022	WD	Q	I	01	139,000
GRANTOR: GUTSHALL RYAN						
GRANTEE: KENT GARY M						
1272/1897	4/08/2014	WD	Q	I	01	70,000
GRANTOR: MICHELLE LYN LEVERETT						
GRANTEE: RYAN GUTSHALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E22 UOP= S10 E16 N10 W16$ E30 N27$. .

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 10/06/2017 BY DF Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS