LOT 65 HI-DRI ACRES UNIT 2.
459-479,

GARDNER JOHN A/GARDNER KAREN S
P O BOX 2662
LAKE CITY, FL 32056

2026

15-5S-16-03626-065

BUILDING CHARACTERISTICS

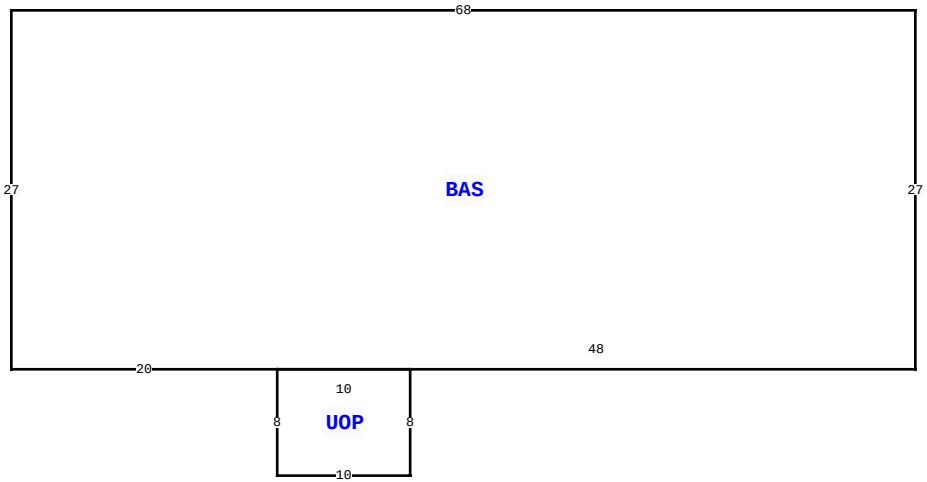
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	161,196
UOP	80	25		20	1,756
TOTALS	1,916			1,856	162,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,856	113.9000	107.07	198,722	2017	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 0 Heated Area: 1836 HX Base Yr



135 SW PICKEREL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,952
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		22,680
TOTAL MARKET VALUE		196,432
SOH/AGL Deduction		107,796
ASSESSED VALUE		88,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,225
TOTAL JUST VALUE		196,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,366

XFOB:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34352	M H	375	08/16/2016
09996	M H	100	07/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E20 UOP= S8 E10 N8 W10$ E48 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0102	C	SFR/MH	100			0.00	0.00	1.26	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,680							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.26 Total Land Value: 22,680 Market: 0 Agricultural: 0 Common: 22,680 PRINTED 06/11/2026 BY SYS