LOT 95, HI DRI ACRES S/D UNIT 2.
362-344, 364-750, 632-120, 649-4

BOICE LEONARD W/BOICE MARY CHARLENE
181 SW CHICKADEE WAY
LAKE CITY, FL 32024

2027

15-5S-16-03626-095

BUILDING CHARACTERISTICS

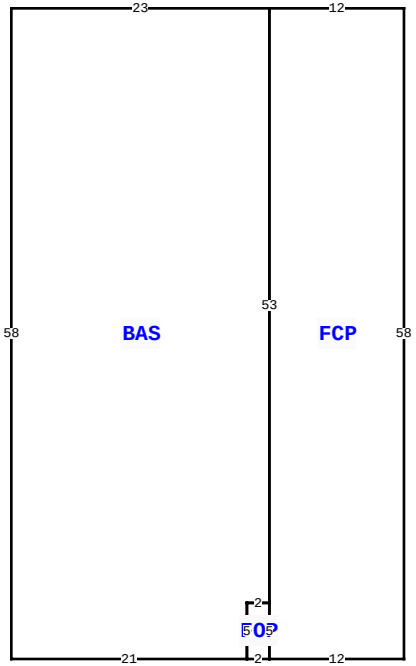
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,324	100		1,324	35,875
FCP	696	25		174	4,715
FOP	10	35		4	108
TOTALS	2,030			1,502	40,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,502	112.9000	67.74	101,745	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1324 HX Base Yr 2014



181 SW CHICKADEE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	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	
4	0166	CONC,PAVMT	0	100	0	0	828.88	UT	2.00	2.00	100	1993	1993	3	100	1,658	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,698
TOTAL MARKET OB/XF VALUE	10,758
TOTAL LAND VALUE - MARKET	18,720
TOTAL MARKET VALUE	70,176
SOH/AGL Deduction	37,309
ASSESSED VALUE	32,867
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,867
TOTAL JUST VALUE	70,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,176

BLDG:2:1: CONC MH

XFOB:1:1: TWIN MANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10286	M H	125	10/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1985	12/12/2023	LE	U	I	14	100
GRANTOR: BOICE LEONARD W (ENH						
GRANTEE: COLLINS AMIE LYNN (						
1231/0463	3/08/2012	WD	U	I	40	30,000
GRANTOR: RONALD P & CAROLYN M						
GRANTEE: LEONARD W & MARY CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S58 E21 FOP= E2 N5 W2 S5$ N5 E2 FCP= S5 E12 N58 W12 S53$ N53$.

LAND DESCRIPTION

TOTAL OB/XF 10,758

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			0.00	0.00	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.04 Total Land Value: 18,720 Market: 0 Agricultural: 0 Common: 18,720 PRINTED 11/17/2026 BY SYS