LOT 96 HI-DRI ACRES UNIT 2

1033-2518, WD 1151-320, AG 1183-

TOWNSEND RITA CATHY
477 NW HUNTSVILLE CHURCH DR
LAKE CITY, FL 32055

2027

15-5S-16-03626-096

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

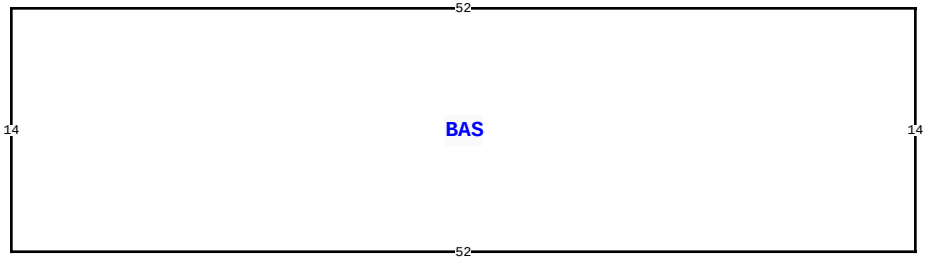
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	12,551
TOTALS	728			728	12,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	71.8335	43.10	31,377	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 728 HX Base Yr



213 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
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	12,551
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	18,720
TOTAL MARKET VALUE	42,271
SOH/AGL Deduction	0
ASSESSED VALUE	42,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,271
TOTAL JUST VALUE	42,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052761	Roof Replacement	6,100	03/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/631	1/20/2026	QC	U	I	11	100
GRANTOR: O'BRIEN ALICE JEAN						
GRANTEE: TOWNSEND RITA CATHY						
1556/167	12/10/2025	PB	U	I	18	0
GRANTOR: HARGENS KYLE RAYMOND						
GRANTEE: O'BRIEN ALICE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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			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