

THE N 125 FT OF LOT 97 HI-DRI AC
689-213, 795-1849, PB 920-1821,

GILLESPIE JAMES
230 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-097
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	15516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
UOP	150	25	
USP	96	35	
TOTALS	1,086		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2017									Heated Area: 840	HX Base Yr 2017

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	25,128		
TOTAL MARKET OB/XF VALUE	10,439		
TOTAL LAND VALUE - MARKET	16,380		
TOTAL MARKET VALUE	51,947		
SOH/AGL Deduction	22,154		
ASSESSED VALUE	29,793		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	4,793		
TOTAL JUST VALUE	51,947		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	47,712		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8861	M H	125	09/20/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0703	6/29/2016	PB U	I	18		0
GRANTOR: CLERK OF COURT (MARGA)						
GRANTEE: JAMES GILLESPIE						
0795/1849	9/16/1994	WD Q	V			7,000
GRANTOR: STEVEN K SMITH						
GRANTEE: GEORGE T JOHNSON						

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	0166	CONC, PAVMT	0	100	10	33	1.00	UT	0.00	100	0	0	3	100	495	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	60	1994	1994	3	60	720	
5	0070	CARPORT UF	0	100	10	18	180.00	UT	3.00	60	1993	1993	3	60	324	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200	

TOTAL OB/XF													
10,439													

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

BUILDING DIMENSIONS													
BAS= W26 USP= N8 W12 S8 E12\$W34 S14 E40 UOP= S10 E15 N10 W15\$ E20 N14\$.													

LAND DESCRIPTION																								
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			0.00	0.00	0.91	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,380							