E1/2 LOT 55 HI-DRI ACRES UNIT 2.
499-384, QC 1211-672,

TON HIEP T/MILLER KIM H
603 SE DEFENDER DR
LAKE CITY, FL 32025

2026

15-5S-16-03626-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	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	03	03

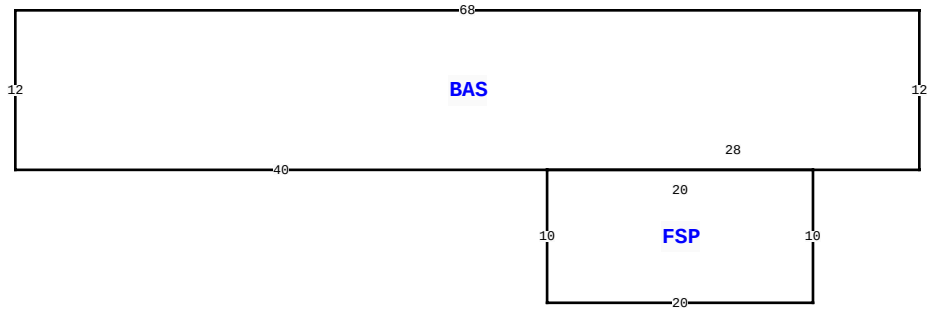
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	20,782
FSP	200	40		80	2,038
TOTALS	1,016			896	22,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	106.1100	63.67	57,048	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 816 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,819
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	15,820
TOTAL MARKET VALUE	46,139
SOH/AGL Deduction	9,279
ASSESSED VALUE	36,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,860
TOTAL JUST VALUE	46,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,139

XFOB:1:1: TRIPLE CROWN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/0672	3/15/2011	QC	U	V	11	100
GRANTOR: HIEP T TON						
GRANTEE: HIEP T TON & KIM H						
0499/0384	10/01/1982	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

300 SW ORIOLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS= W68 S12 E40 FSP= S10 E20 N10 W20$ E28 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0			0.00	0.00	1.13	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,820							

REVIEW DATE 10/07/2019 BY BC Total Acres: 1.13 Total Land Value: 15,820 Market: 0 Agricultural: 0 Common: 15,820 PRINTED 03/26/2026 BY SYS