THAT PART OF SW1/4 OF NW1/4 AS LIES W OF I-75 EX 66 FT ON NE SIDE & EX S 300 FT.

RHODES BEVERLY M/TOWNE DIANNE
P O BOX 1711
LAKE CITY, FL 32056-1711

2027

16-3S-16-02151-003

BUILDING CHARACTERISTICS

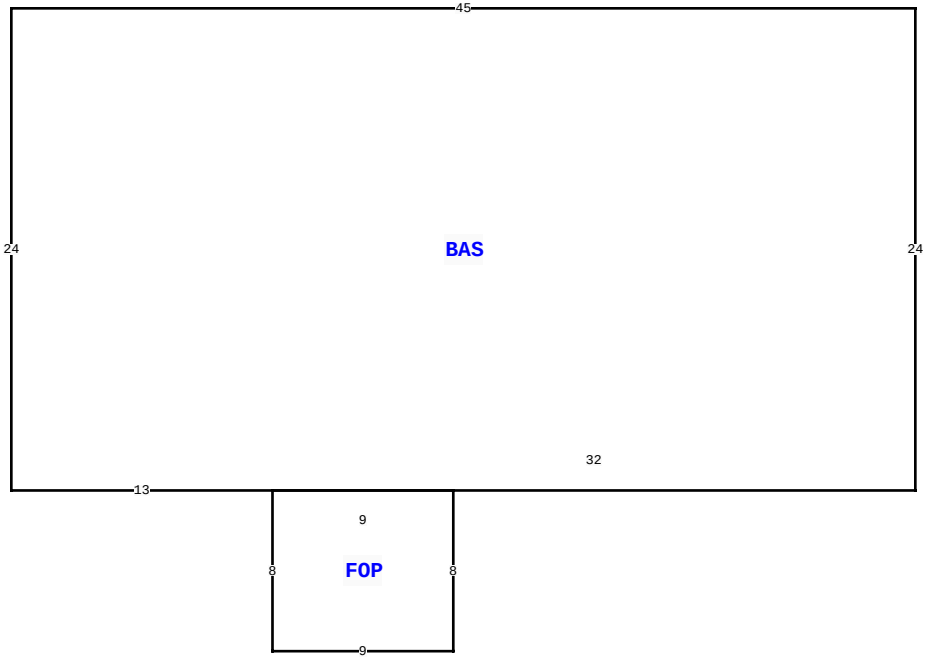
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	30,560
FOP	72	35		25	708
TOTALS	1,152			1,105	31,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,105	117.9000	70.74	78,168	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1080 HX Base Yr 2003



539 NW RANCH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,267
TOTAL MARKET OB/XF VALUE		15,000
TOTAL LAND VALUE - MARKET		59,040
TOTAL MARKET VALUE		105,307
SOH/AGL Deduction		46,763
ASSESSED VALUE		58,544
TOTAL EXEMPTION VALUE	HX HB	30,005
BASE TAXABLE VALUE		28,539
TOTAL JUST VALUE		105,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,307

XFOB:1:1: HERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8843	M H	125	09/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0944/0417	12/13/2001	WD	Q	I	01	100

GRANTOR: WILLIAM LYMAN

GRANTEE: BEVERLY M RHODES &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S24 E13 FOP= S8 E9 N8 W9$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	100		A-1	0.00	0.00	4.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,040							

REVIEW DATE 02/01/2023 BY KS Total Acres: 4.92 Total Land Value: 59,040 Market: 0 Agricultural: 0 Common: 59,040 PRINTED 11/17/2026 BY SYS