LOT 23 FIVE POINTS ACRES S/D.
369-143, 378-21, 714-197, WD 881

WHELAN JAMES/WHELAN JOHN G
14038 94TH PL
SEMINOLE, FL 33776

2027

17-3S-17-04967-023

BUILDING CHARACTERISTICS

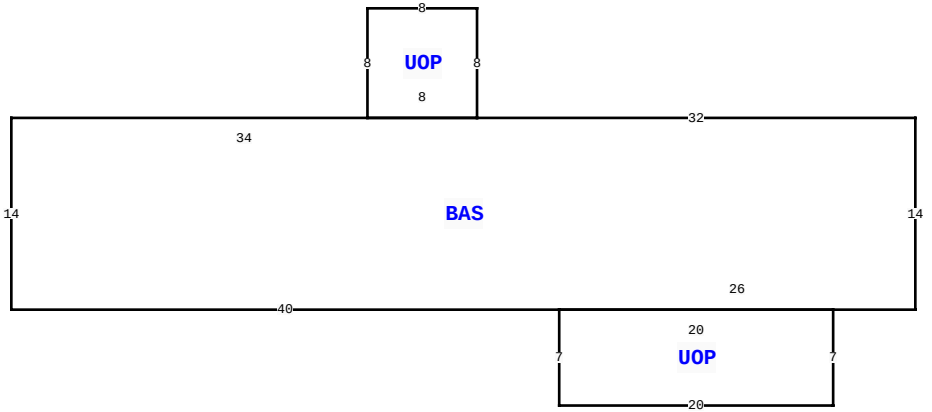
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	43,055
UOP	64	25		16	746
UOP	140	25		35	1,631
TOTALS	1,128			975	45,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	975	105.9000	84.72	82,602	1981	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 924 HX Base Yr 2023



179 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,431
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	67,681
SOH/AGL Deduction	7,282
ASSESSED VALUE	60,399
TOTAL EXEMPTION VALUE	HX HB SX 60,399
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	67,681
NCON VALUE	6,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26721	M H	510	02/06/2008
26444	M H	530	11/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1569/99	5/21/2026	WD	Q	I	01	100,000
GRANTOR: SMALLWOOD TODD						
GRANTEE: WHELAN JAMES						
1476/1885	9/01/2022	WD	Q	I	01	77,500
GRANTOR: DEES SALLY ANN						
GRANTEE: SMALLWOOD TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W8 S8 E8$ W34 S14 E40 UOP= S7 E20 N7 W20$ E26 N14$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

REVIEW DATE 09/22/2026 BY TP Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/16/2026 BY SYS