LOT 25 DOUBLE RUN ACRES S/D.
474-367, 685-379, DC 926-1949, 9

KHAN EVA Y/KHAN MOHAMMAD F
164 NE MENLO GLN
LAKE CITY, FL 32055

2026

17-3S-17-04971-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

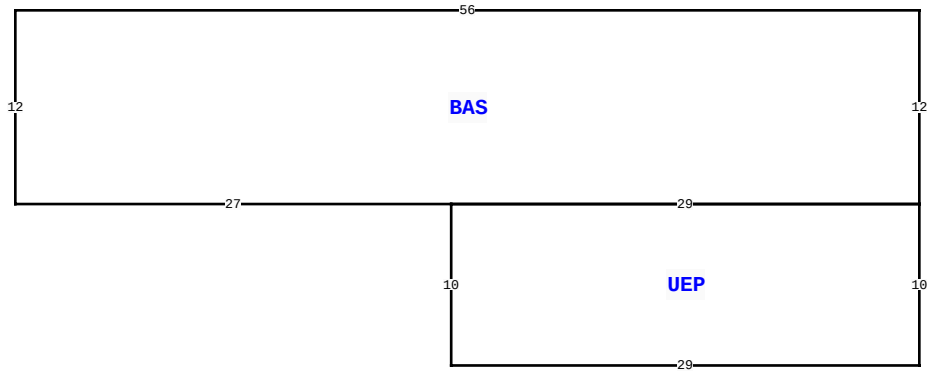
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,494
UEP	290	70		203	1,358
TOTALS	962			875	5,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	875	55.7400	33.44	29,260	1968	1968	0	0	30	60.00	20.00

1 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



355 NE REBECCA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,852
TOTAL MARKET OB/XF VALUE	10,442
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	34,794
SOH/AGL Deduction	0
ASSESSED VALUE	34,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,794
TOTAL JUST VALUE	34,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,794

XFOB:1:1: CRANBROOK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25835	REMODEL	40	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1050	10/16/2024	WD	Q	I	01	40,000
GRANTOR: DOUGLAS VANCE WILLARD						
GRANTEE: KHAN EVA Y						
1424/0930	11/18/2020	WD	U	I	11	100
GRANTOR: SYBLE JEAN REGISTER						
GRANTEE: VANCE WILLARD DOUGL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E27 UEP= S10 E29 N10 W29$ E29 N12$.

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	0070	CARPORT UF	0	0	20	16	320.00	UT	1.60	1.60	100	0	0	3	100	512	
2	0294	SHED WOOD/	0	0	23	20	460.00	UT	1.60	1.60	100	0	0	3	100	736	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	36	23	828.00	UT	1.20	1.20	100	0	0	3	100	994	
5	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 10,442

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.16 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS