

COMM NW COR OF NE1/4, RUN E
399.83 FT, CONT E 1072.32 FT,
S 00 DG W 410.60 FT, S 01 DG W

KASSAB PAUL/KASSAB SUSAN W
923 NW WOODLANDS TERR
LAKE CITY, FL 32055

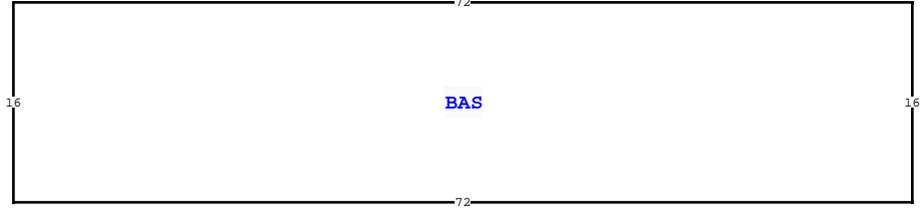
2026

18-3S-16-02177-121



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectural Units	0	100		
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		MKT AREA 01		
18316.010	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,495
TOTALS	1,152			1,152	70,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,152	115.9000	111.26	128,172	2004	2004	0	0	45.00	55.00	
1 MANUF 1 100% - 2005			Heated Area: 1152				HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,495	
TOTAL MARKET OB/XF VALUE		8,198	
TOTAL LAND VALUE - MARKET		19,080	
TOTAL MARKET VALUE		97,773	
SOH/AGL Deduction		46,916	
ASSESSED VALUE		50,857	
TOTAL EXEMPTION VALUE		HX HB 25,857	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		97,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/0270	5/09/2012	WD	U	V	11	100
GRANTOR: JAMES W & SHAWN PARKE						
GRANTEE: PAUL & SUSAN W KASS						
1204/2299	11/11/2010	WD	U	V	11	100
GRANTOR: JAMES W & SHAWN PARKE						
GRANTEE: PAUL KASSAB (LIFE)						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S16 E72 N16\$.	

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	0296	SHED METAL	0	100	8	8	64.00	UT	7.00	100	2005	2005	3	100	448	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF													8,198			

LAND DESCRIPTION													TOTAL OB/XF											
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		A-1	0.00	0.00	1.06	AC		1.00	1.00	0.90	20,000.00	18,000.00	19,080							