COMM 339.70 FT S OF NE COR OF
E1/2 OF W1/2 OF SE1/4 OF SE1/4
FOR POB, RUN S 233.84 FT TO

REGISTER PATRICIA S TRUSTEE
PATRICIA S REGISTER REV TRUST, 1974 E DUVAL ST
LAKE CITY, FL 32055

2027

21-3S-16-02232-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

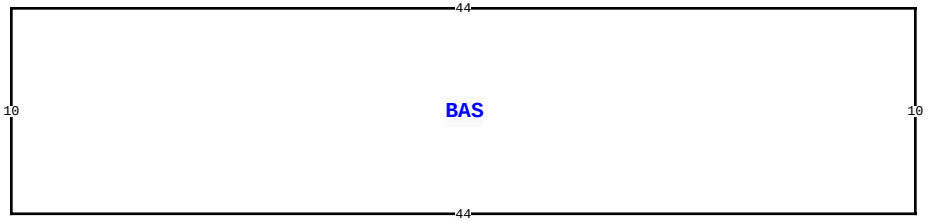
NEIGHBORHOOD/LOC 21316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	4,740
TOTALS	440			440	4,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	440	59.8500	35.91	15,800	1962	1962	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 440 HX Base Yr



163 NW WATERFALL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0296	SHED METAL	0	0	28	30	952.00	UT	5.00	5.00	100	1994	1994	3	100	4,760	
2	0296	SHED METAL	0	0	11	30	330.00	UT	5.00	5.00	100	1994	1994	3	100	1,650	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0210	GARAGE U	0	0	0	0	960.00	UT	18.00	18.00	100	1993	1993	3	100	17,280	
6	0060	CARPORT F	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,740
TOTAL MARKET OB/XF VALUE	36,290
TOTAL LAND VALUE - MARKET	11,968
TOTAL MARKET VALUE	52,998
SOH/AGL Deduction	0
ASSESSED VALUE	52,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,998
TOTAL JUST VALUE	52,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/1778	5/14/2003	WD	Q	I	06	100
GRANTOR: P REGISTER						
GRANTEE: P REGISTER REVOC TR						
0899/2216	3/27/2000	QC	Q	I	01	100
GRANTOR: ISABEL R BARBER						
GRANTEE: P REGISTER (NO DEED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S10 E44 N10$.

LAND DESCRIPTION

TOTAL OB/XF 36,290

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		A-1	0.00	0.00	0.68	AC		1.00	1.00	1.10	16,000.00	17,600.00	11,968							

REVIEW DATE 02/08/2023 BY KS Total Acres: 0.68 Total Land Value: 11,968 Market: 0 Agricultural: 0 Common: 11,968 PRINTED 11/17/2026 BY SYS