LOT 1 BLOCK B SUWANNEE VALLEY &
TO THE C/L OF SW TAD PL LYING N
2 DESC IN RESOL# 2018R-5 IN ORB

MITCHELL NANCY DENISE
306 NW AUSTIN WAY
LAKE CITY, FL 32055

2027

22-2S-16-01717-001

BUILDING CHARACTERISTICS

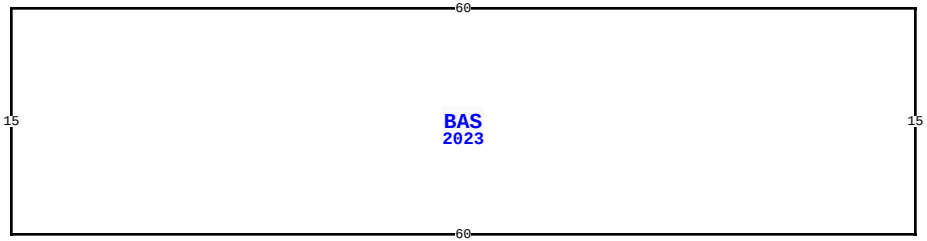
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2023	900	92,340
TOTALS	900			900	92,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	900	112.5000	108.00	97,200	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 900 HX Base Yr 2023



306 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100				100	3,000	
2	0296	SHED METAL	0	100	12	20	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,340
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		110,540
SOH/AGL Deduction		933
ASSESSED VALUE		109,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,196
TOTAL JUST VALUE		110,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045052	Mobile Home		07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/740	4/20/2022	WD	Q	I	03	12,000
GRANTOR: BURNHAM GEORGE L JR						
GRANTEE: MITCHELL NANCY DENI						
1345/0677	10/03/2017	TD	U	I	18	3,000
GRANTOR: CLERK OF COURT						
GRANTEE: GEORGE L BURNHAM JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,16] E60 S15 W60 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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		RSF-	1145.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.33 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS