

(AKA LOT 22, LEON MCCALL'S SURVE  
 COMM 25 FT E OF SW COR OF SW1/4  
 280.84 FT, E 238.02 FT FOR POB,

BEHRENWALD SCOTT WILLIAM  
 157 NW SAMOSET GLN  
 LAKE CITY, FL 32055

2026

22-3S-16-02265-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual	01	CONV	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	06
NEIGHBORHOOD/LOC	22316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
UOP	96	25	
UOP	322	25	
TOTALS	2,308		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 2023								
					Heated Area: 1890			HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,890	100	1,890	133,956								
UOP	96	25	24	1,701								
UOP	322	25	80	5,670								
TOTALS	2,308		1,994	141,327								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			141,327
TOTAL MARKET OB/XF VALUE			9,200
TOTAL LAND VALUE - MARKET			12,062
TOTAL MARKET VALUE			162,589
SOH/AGL Deduction			0
ASSESSED VALUE			162,589
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,589
TOTAL JUST VALUE			162,589
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13223	M H	125	10/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2512	4/08/2022	WD	Q	I	01	157,600
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: BEHRENWALD SCOTT WI						
1186/1177	12/09/2009	WD	U	I	18	31,000
GRANTOR: SECRETARY O FHOUSING						
GRANTEE: FREEDOM MOBILE HOME						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
157 NW SAMOSET GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
TOTAL OB/XF VALUE: 9,200												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 UOP= N8 W12 S8 E12\$ W44 S27 E34 UOP= S14 E23 N14 W23\$ E36 N27\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	0.37	AC		1.00
TOTAL ADJ: 1.63 UNIT PRICE: 20,000.00 ADJ UNIT PRICE: 32,600.00 LAND VALUE: 12,062												