LOT 2 BLOCK 1 BLAINE ESTATES PHA
WD 1041-2068. WD 1076-1678, DC 1

MOFFITT SUSAN JORDAN/MIMM BARBARA
221 SW CELINE CT
LAKE CITY, FL 32024

2027

22-4S-16-03090-122

BUILDING CHARACTERISTICS

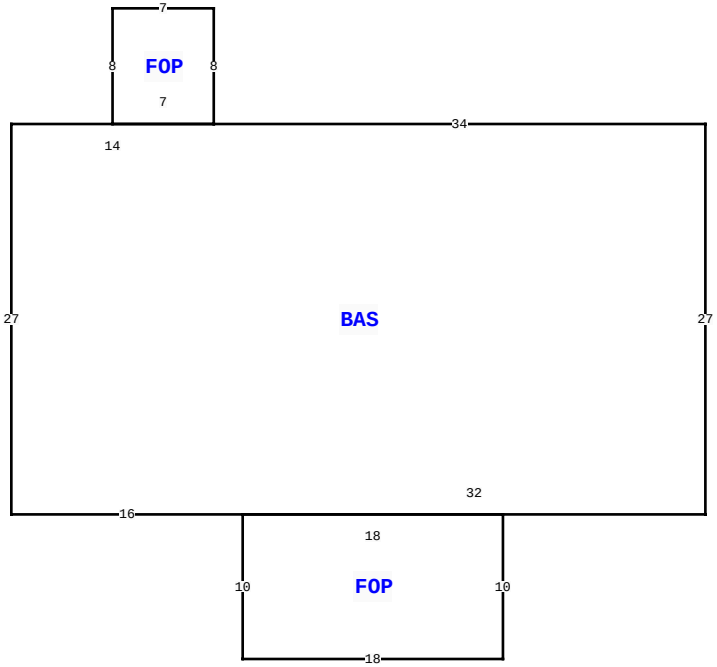
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,897
FOP	56	35		20	1,187
FOP	180	35		63	3,738
TOTALS	1,532			1,379	81,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,379	116.0000	107.88	148,767	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 50% - 2025 Heated Area: 1296 HX Base Yr 2025



221 SW CELINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0294	SHED WOOD/	0	50	12	16	192.00	UT	14.00	14.00	50	2005	2005	3	50	1,344	
2	0296	SHED METAL	0	50	24	12	288.00	UT	12.00	12.00	50	2007	2007	3	50	1,728	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,822
TOTAL MARKET OB/XF VALUE	10,072
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	114,394
SOH/AGL Deduction	0
ASSESSED VALUE	114,394
TOTAL EXEMPTION VALUE	HA HAB SX 57,197
BASE TAXABLE VALUE	57,197
TOTAL JUST VALUE	114,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043998	Roof Replacement	9,435	03/24/2022
22920	M H	0	03/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1703	12/17/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JORDA						
GRANTEE: MOFFITT SUSAN JORDA						
1076/1678	3/08/2006	WD	Q	I		120,000
GRANTOR: LOUIS GALLAWAY						
GRANTEE: JOHN RODGER & VELDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FOP= N8 W7 S8 E7$ W14 S27 E16 FOP= S10 E18 N10 W18$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,072

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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS