LOT 9 BLAINE ESTATES PHASE 3.

WD 1293-566,

RODGERS CHAD KENNETH
197 SW MASON LN
LAKE CITY, FL 32024-1284

2027

22-4S-16-03090-309

BUILDING CHARACTERISTICS

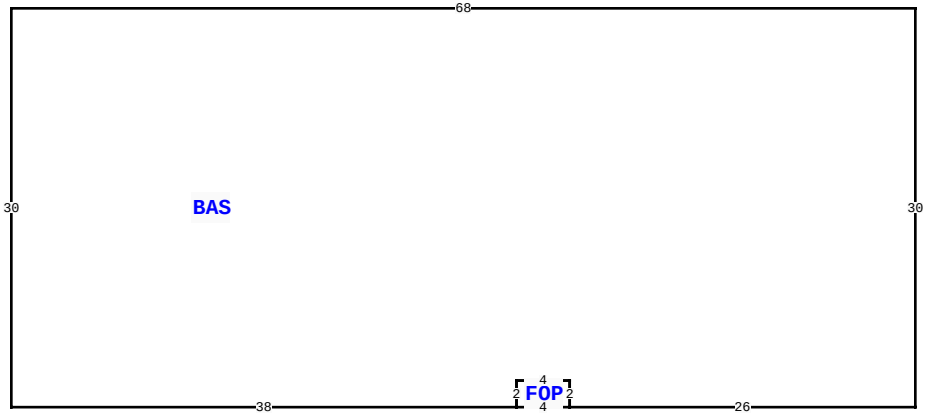
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,032	100		2,032	170,048
FOP	8	35		3	251
TOTALS	2,040			2,035	170,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,035	113.9000	105.93	215,568	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 2032 HX Base Yr 2016



197 SW MASON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,299
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		200,399
SOH/AGL Deduction		94,943
ASSESSED VALUE		105,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,045
TOTAL JUST VALUE		200,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32971	M H	557	05/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0566	4/08/2015	WD	Q	V	03	17,000

GRANTOR: 242 LAND TRUST

GRANTEE: CHAD KENNETH RODGER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E38 FOP= E4 N2 W4 S2$ N2 E4 S2 E26 N30$.

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	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS