COMM AT SW COR OF SE1/4 RUN N 15
E 518.24 FT, TO POB THENCE S 159
N 195.38 FT, W 233.99 FT, S 31.7

FORD DONNA M
221 SW GRAND KIDS GLN
LAKE CITY, FL 32024

**2027**

**23-5S-15-00468-006**

## BUILDING CHARACTERISTICS

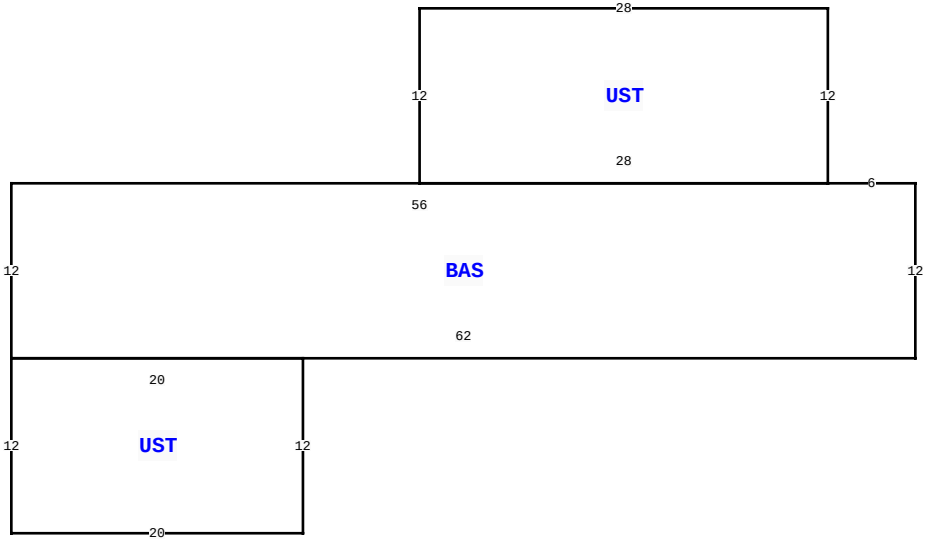
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 23515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 744 | 100 | | 744 | 14,288 |
| UST | 240 | 45 | | 108 | 2,074 |
| UST | 336 | 45 | | 151 | 2,900 |
| TOTALS | 1,320 | | | 1,003 | 19,262 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,003 | 80.0100 | 48.01 | 48,154 | 1971 | 1971 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 744 HX Base Yr




221 SW GRAND KIDS GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2026 | 2025 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 19,262 |
| TOTAL MARKET OB/XF VALUE | 10,600 |
| TOTAL LAND VALUE - MARKET | 20,700 |
| TOTAL MARKET VALUE | 50,562 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 50,562 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 50,562 |
| TOTAL JUST VALUE | 50,562 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,562 |

SALE:2:1: 2.86 AC ON DEED - .95 AC IN THIS SEC $.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054283 | Electrical Servic | | 10/20/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/0083 | 12/18/2018 | QC | U | I | 11 | 100 |
| GRANTOR: JONATHAN FORD | | | | | | |
| GRANTEE: PERLIE M CLARK & DO | | | | | | |
| 1105/2104 | 12/22/2006 | WD | Q | V | 06 | 100 |
| GRANTOR: DONNA M FORD | | | | | | |
| GRANTEE: JONATHAN FORD & DON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 UST= N12 W28 S12 E28$ W56 S12 UST= S12 E20 N12 W20$ E62 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 10,600

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.15 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 20,700 | | | | | | | |

REVIEW DATE 03/06/2026 BY JB Total Acres: 1.15 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS