

COMM AT SW COR OF SE1/4 RUN N 15  
E 207.86 FT, TO POB CONT E 340.3  
FT, W 343.34 FT, S 134.97 FT, TO

FORD ROBERT W III  
171 SW GRANDKIDS GLN  
LAKE CITY, FL 32024

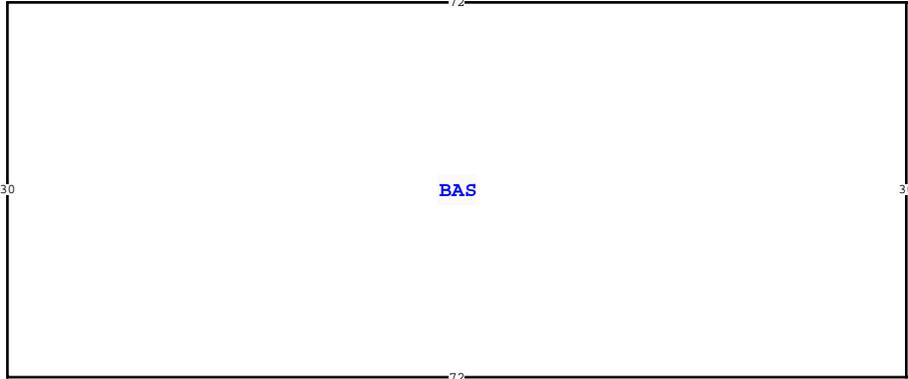
2026

23-5S-15-00468-008



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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100 0 100
Quality	05	05	
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
BAS	2,160	100	
TOTALS	2,160		2,160 209,445

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2008		235,332	2019	2019	0	0	11.00	89.00	
			Heated Area: 2160				HX Base Yr 2008					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			209,445
TOTAL MARKET OB/XF VALUE			26,140
TOTAL LAND VALUE - MARKET			19,080
TOTAL MARKET VALUE			254,665
SOH/AGL Deduction			105,785
ASSESSED VALUE			148,880
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			97,469
TOTAL JUST VALUE			254,665
NCON VALUE			10,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38312	M H	375	07/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1220	1/30/2019	QC	U	I	11	100
GRANTOR: DONNA M FORD						
GRANTEE: ROBERT W FORD III						
1105/2105	12/22/2006	WD	Q	V	06	100
GRANTOR: DONNA M FORD						
GRANTEE: ROBERT W FORD III &						

EXTRA FEATURES																
L N	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	0031	BARN, MT AE	0	100	20	22		11.00	11.00	100	2013	2013	3	100	4,840	
2	0166	CONC, PAVMT	0	100	0	0		0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0		3,000.00	3,000.00	100			3	100	3,000	
5	0262	PRCH, FOP	0	100	0	0		2,500.00	2,500.00	100	2026	2025		100	2,500	
6	0294	SHED WOOD/	0	100	0	0		800.00	800.00	100	2026	2025		100	800	
7	0070	CARPORT UF	0	100	0	0		1,500.00	1,500.00	100	2026	2025		100	1,500	
8	0020	BARN, FR	0	100	30	62		5,500.00	5,500.00	100	2026	2025		100	5,500	

TOTALS		171 SW GRAND KIDS GLN, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W72 S30 E72 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,080								