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

2027

23-5S-15-00468-008

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 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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

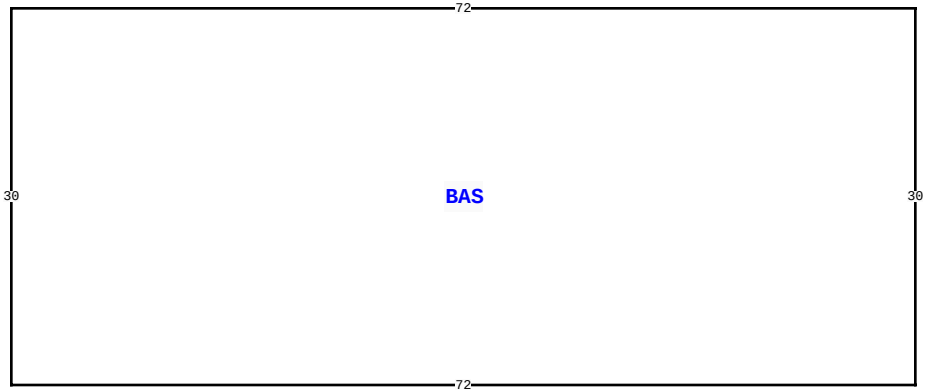
NEIGHBORHOOD/LOC 23515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	207,215
TOTALS	2,160			2,160	207,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	115.9000	107.79	232,826	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2008 Heated Area: 2160 HX Base Yr 2008



171 SW GRAND KIDS GLN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,215
TOTAL MARKET OB/XF VALUE		26,140
TOTAL LAND VALUE - MARKET		19,080
TOTAL MARKET VALUE		252,435
SOH/AGL Deduction		98,976
ASSESSED VALUE		153,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,048
TOTAL JUST VALUE		252,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,665

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 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	0031	BARN,MT AE	0	100	20	22	440.00	UT	11.00	11.00	100	2013	2013	3	100	4,840	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
8	0020	BARN,FR	0	100	30	62	1.00	UT	5,500.00	5,500.00	100	2026	2025		100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 26,140

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		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,080							

REVIEW DATE 03/06/2026 BY AJ Total Acres: 1.06 Total Land Value: 19,080 Market: 0 Agricultural: 0 Common: 19,080 PRINTED 11/17/2026 BY SYS