COMM AT SW COR OF SE1/4 RUN N 15
CONT NORTH 251.68 FT, E 202.51 F
FT, W 207.86 TO POB.

FORD ADAM
123 SW GRANDKIDS GLN
LAKE CITY, FL 32024

2027

23-5S-15-00468-009

BUILDING CHARACTERISTICS

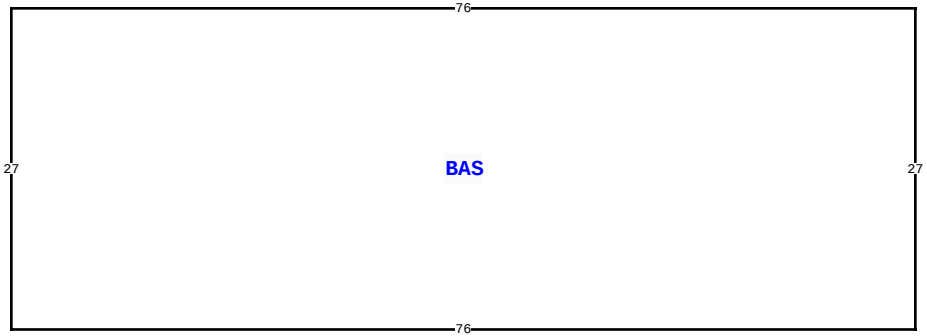
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,052	100		2,052	193,458
TOTALS	2,052			2,052	193,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	105.93	217,368	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2008 Heated Area: 2052 HX Base Yr 2008



123 SW GRAND KIDS GLN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,458
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		21,240
TOTAL MARKET VALUE		219,198
SOH/AGL Deduction		89,527
ASSESSED VALUE		129,671
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,260
TOTAL JUST VALUE		219,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37945	M H	375	04/03/2019
5362	M H	476	01/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1217	1/19/2019	QC	U	I	11	100
GRANTOR: DONNA M FORD						
GRANTEE: ADAM FORD						
1105/2106	12/22/2006	WD	Q	V	06	100
GRANTOR: DONNA M FORD						
GRANTEE: ADAM FORD & DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	1.18	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,240							

REVIEW DATE 03/06/2026 BY AJ Total Acres: 1.18 Total Land Value: 21,240 Market: 0 Agricultural: 0 Common: 21,240 PRINTED 11/17/2026 BY SYS