SE1/4, EX 4 AC IN NW COR ORB
1130-2669, TR 1334-444,

KINSEY ALICE P
184 SE GRASSLAND TER
LAKE CITY, FL 32024

2027

23-6S-17-09758-000

BUILDING CHARACTERISTICS

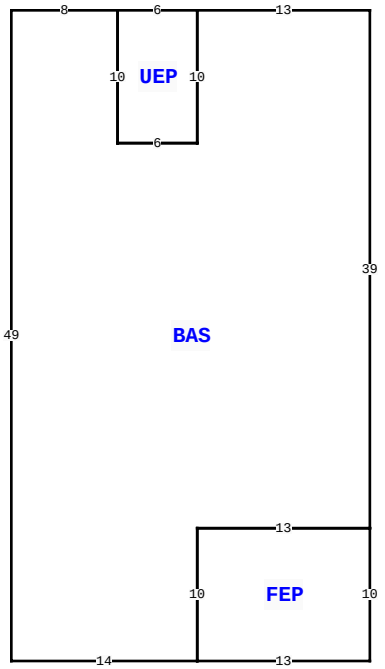
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,133	100		1,133	98,832
FEP	130	80		104	9,072
UEP	60	60		36	3,140
TOTALS	1,323			1,273	111,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	122.0000	134.20	170,837	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2016 Heated Area: 1133 HX Base Yr 2016



184 SE GRASSLAND TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	100	0	0	1.00	UT	800.00	800.00	50	0	0	3	50	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	25	0	0	3	25	250	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0294	SHED WOOD/	0	100	31	30	930.00	UT	7.50	7.50	20	2005	2005	3	20	1,395	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,235
TOTAL MARKET OB/XF VALUE		31,245
TOTAL LAND VALUE - MARKET		785,000
TOTAL MARKET VALUE		243,253
SOH/AGL Deduction		22,474
ASSESSED VALUE		220,779
TOTAL EXEMPTION VALUE	HX HB SX	95,985
BASE TAXABLE VALUE		124,794
TOTAL JUST VALUE		966,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056742	Mobile Home		11/10/2026
000054144	Mobile Home		10/03/2025
000054129	Right-of-Way Acce		09/23/2025
000051400	Electrical Servic	0	11/05/2024
000042261	Mobile Home		07/02/2021
27059	M H	468	06/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0444	2/07/2017	TR	U	I	30	100

GRANTOR: ALICE P KINSEY TRUSTE

GRANTEE: ALICE P KINSEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= W6 S10 E6 N10$ S10 W6 N10 W8 S49 E14 FEP= E13 N10 W13 S10$ N10 E13 N39$.

LAND DESCRIPTION

TOTAL OB/XF 31,245

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	116.00	AC		1.00	1.00	1.00	370.00	370.00	42,920							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	227.00	227.00	8,853							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	155.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	775,000							

REVIEW DATE 05/01/2026 BY robin Total Acres: 157.00 Total Land Value: 61,773 Market: 775,000 Agricultural: 51,773 Common: 10,000 PRINTED 11/16/2026 BY SYS

SE1/4, EX 4 AC IN NW COR ORB
1130-2669, TR 1334-444,

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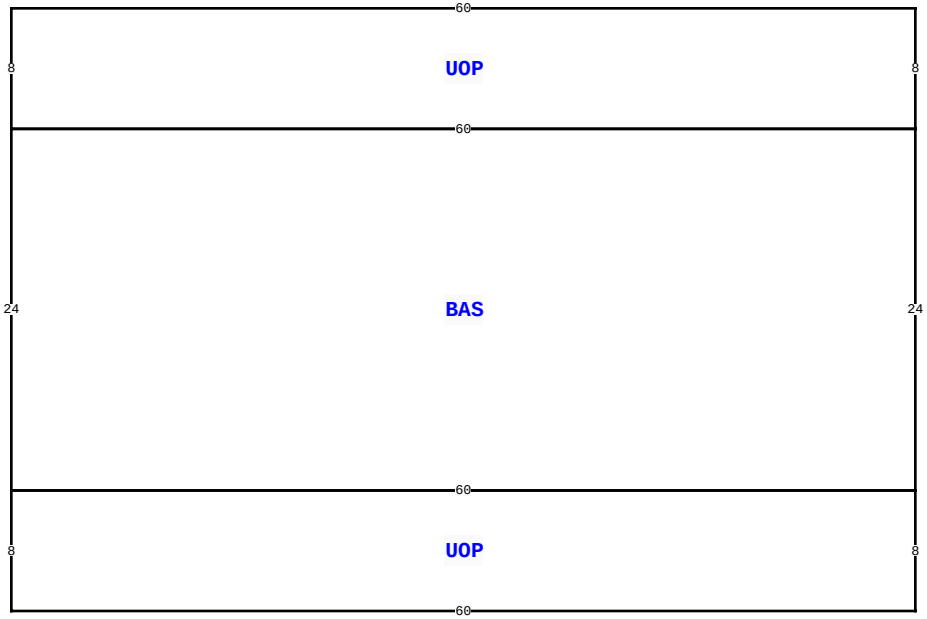
ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	33,592
UOP	480	25		120	2,799
UOP	480	25		120	2,799
TOTALS	2,400			1,680	39,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	97.2000	58.32	97,978	1978	1978	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2016 Heated Area: 1440 HX Base Yr 2016



184 SE GRASSLAND TER, LAKE CITY

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XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE		966,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24477	M H	378	05/08/2006
10840	M H	125	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ALICE P KINSEY TRUSTE

GRANTEE: ALICE P KINSEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UOP= N8 W60 S8 E60$ W60 S24 UOP= S8 E60 N8 W60$ E60$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 157.00 Total Land Value: 61,773 Market: 775,000 Agricultural: 51,773 Common: 10,000 PRINTED 11/16/2026 BY SYS