BEGIN AT NW COR OF SEC RUN S 30
N 30 FT W 604.96 FT TO POB & THE
SW1/4 OF SW1/4 OF SEC 13-4S-16.

NORMAN MICHAEL P/NORMAN RICKIE L
565 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2027

24-4S-16-03108-004

BUILDING CHARACTERISTICS

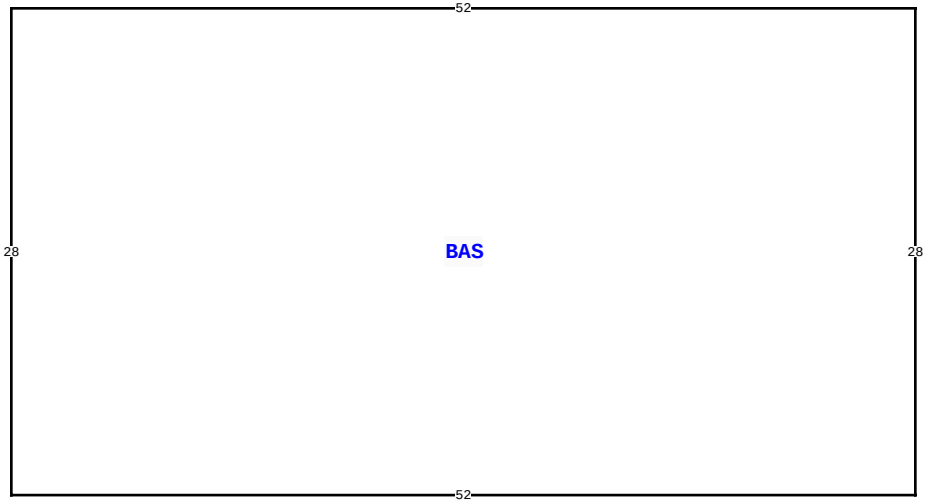
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	29,877
TOTALS	1,456			1,456	29,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	85.5000	51.30	74,693	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1456 HX Base Yr



537 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,877
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	75,077
SOH/AGL Deduction	4,150
ASSESSED VALUE	70,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,927
TOTAL JUST VALUE	75,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,077

SALE:1:1: ASSUMED EXISTING LOAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/965	11/12/2024	LE	U	I	14	0
GRANTOR: NORMAN MICHAEL P (ENH						
GRANTEE: NORMAN DANIEL STEPH						
0703/0218	11/17/1989	WD	U	I		12,000
GRANTOR: SECURITY PACIFIC						
GRANTEE: NORMAN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E52 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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			0.00	0.00	4.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 4.10 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/17/2026 BY SYS