COMM SE COR OF NW1/4 OF NE1/4,
RUN N 30 FT FOR POB, CONT N
360 FT, W 359 FT, S 360 FT, E

STRICKLAND KENNETH OWEN/JOHNSON OM
140 NW KISSIMMEE WAY
LAKE CITY, FL 32055

2027

25-2S-15-00093-010

BUILDING CHARACTERISTICS

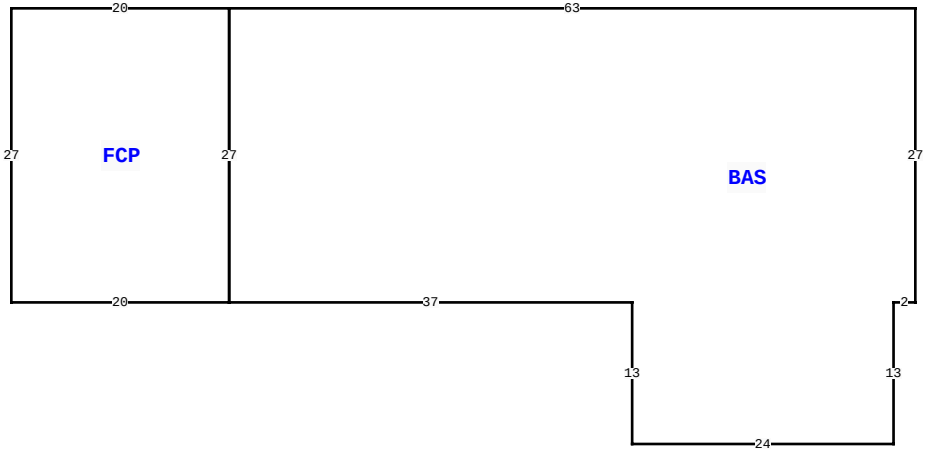
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	25215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100		2,013	119,340
FCP	540	25		135	8,004
TOTALS	2,553			2,148	127,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,148	115.9000	107.79	231,533	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 2013 HX Base Yr 2001



140 NW KISSIMMEE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,343
TOTAL MARKET OB/XF VALUE		30,572
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		187,515
SOH/AGL Deduction		80,997
ASSESSED VALUE		106,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,107
TOTAL JUST VALUE		187,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,886

SALE:3:1: 1.36 AC

SALE:2:1: 1.60 AC IN EXCHANGE FOR RELEASE OF MTG

SALE:1:1: 2.96 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17438	M H	125	09/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/2391	5/19/2000	WD	Q	V		15,000
GRANTOR: D SULLIVAN						
GRANTEE: STRICKLAND & JOHNSO						
0898/2277	8/25/1999	WD	U	V		100
GRANTOR: PATRICIA BRADLEY WHIT						
GRANTEE: DENNIS SULLIVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 FCP= W20 S27 E20 N27$ S27 E37 S13 E24 N13 E2 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0060	CARPORT F	0	100	17	20	340.00	UT	5.00	5.00	100	2005	2005	3	100	1,700	
4	0296	SHED METAL	0	100	12	20	240.00	UT	7.00	7.00	100	2005	2005	3	100	1,680	
5	0281	POOL R/FIB	0	100	11	30	330.00	UT	65.00	65.00	100	2005	2005	3	47	10,082	
6	0282	POOL ENCL	0	100	25	44	1,100.00	UT	15.00	15.00	100	2023	2022		80	13,200	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,310.00	2,310.00	100	2023	2022		100	2,310	

LAND DESCRIPTION

TOTAL OB/XF 30,572

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		00	0.00	0.00	2.96	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,600							

REVIEW DATE 12/01/2022 BY KS Total Acres: 2.96 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/17/2026 BY SYS