W1/2 OF SW1/4 OF NE1/4 OF
NE1/4. ORB 800-1426, 802-646,

KANE MICHAEL/KANE GINGER
533 NW FLOWERS PL
LAKE CITY, FL 32055

2027

25-2S-15-00093-011

BUILDING CHARACTERISTICS

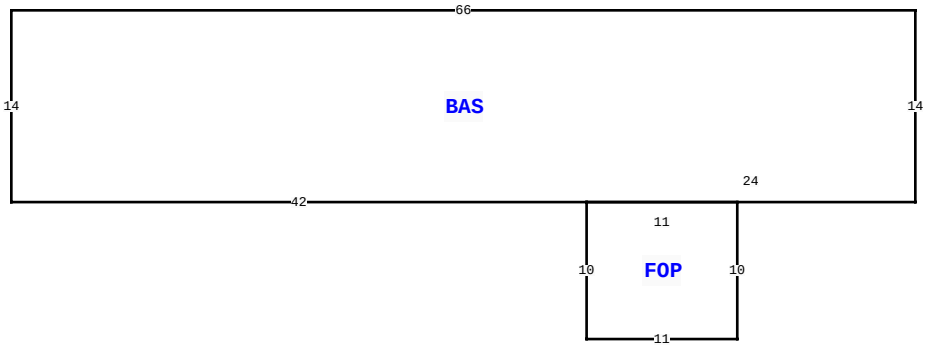
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	924	100		924	25,480
FOP	110	35		38	1,048
TOTALS	1,034			962	26,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	962	114.9000	68.94	66,320	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 924 HX Base Yr 1996



533 NW FLOWERS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0294	SHED WOOD/	0	100	24	30	720.00	UT	9.00	9.00	100	2005	2005	3	100	6,480	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,528
TOTAL MARKET OB/XF VALUE		17,330
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		89,308
SOH/AGL Deduction		37,768
ASSESSED VALUE		51,540
TOTAL EXEMPTION VALUE	HX HB WR	31,540
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		89,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,308

SALE:2:1: 5.05 AC WITH MOBILE SEE NOTE

LAND:1:1: NICE CORNER LOT WELL LANDSCAPED

SALE:1:1: 5.05 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0802/0646	2/24/1995	WD	Q	V		18,000

GRANTOR: B CORNELIA DEMPSEY

GRANTEE: MICHAEL & GINGER KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 FOP= S10 E11 N10 W11$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,330

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	0102	C	SFR/MH	100		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450							

REVIEW DATE 12/01/2022 BY KS Total Acres: 5.05 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 11/17/2026 BY SYS