COMM SE COR OF SW1/4 OF SW1/4, R
NE 58 FT TO W R/W OSCEOLA RD (NK
GLN). RUN N 46 DG W ALONG R/W 58

HOFFMANN-OTS RACHEAL
215 SW VELVET GLN
LAKE CITY, FL 32024-2912

2027

25-3S-15-00227-011

BUILDING CHARACTERISTICS

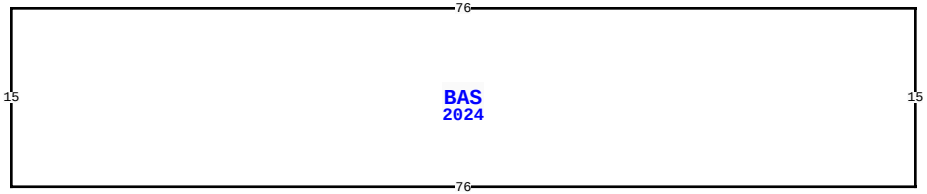
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	25315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	121,194
TOTALS	1,140			1,140	121,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.0000	108.48	123,667	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2024 Heated Area: 1140 HX Base Yr 2024



215 SW VELVET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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		121,194
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		16,800
TOTAL MARKET VALUE		148,594
SOH/AGL Deduction		0
ASSESSED VALUE		148,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,183
TOTAL JUST VALUE		148,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048495	Mobile Home		10/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/736	9/01/2023	QC	U	V	11	100
GRANTOR: HOFFMAN VALORIE						
GRANTEE: HOFFMAN-OTS RACHEAL						
1489/2491	5/08/2023	QC	U	V	11	100
GRANTOR: HOFFMANN GREGORY						
GRANTEE: GOFFMANN-OTS RACHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,15] E76 S15 W76 N15 $

.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	1.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,800							

REVIEW DATE 12/27/2023 BY JB Total Acres: 1.05 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS