

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

2026

25-3S-15-00227-011



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
		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	122,456
TOTALS	1,140			1,140	122,456

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2020	02	1,140	113.0000	109.61	124,955	2024	2024	0	0	2.00	98.00	
1 MANUF 2		100% - 2024		Heated Area: 1140				HX Base Yr 2024				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS 2024</p> <p>15</p> <p>76</p> </div>												
215 SW VELVET GLN, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		
						04/16/2026		MLU				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			122,456	
TOTAL MARKET OB/XF VALUE			10,600	
TOTAL LAND VALUE - MARKET			16,800	
TOTAL MARKET VALUE			149,856	
SOH/AGL Deduction			1,870	
ASSESSED VALUE			147,986	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			96,575	
TOTAL JUST VALUE			149,856	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			150,281	

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						

EXTRA FEATURES																
L N	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	100	2024	2023		100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	100	2024	2023		100	2,800	

TOTAL OB/XF													10,600				
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=17,15] E76 S15 W76 N15 \$												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							