LOT 5 CEDAR HILLS S/D.

713-474, 751-1148, 752-166, 857-

WILKINSON KEVIN
359 SE ARCHIE GLN
LAKE CITY, FL 32024

2027

26-3S-15-00270-105

BUILDING CHARACTERISTICS

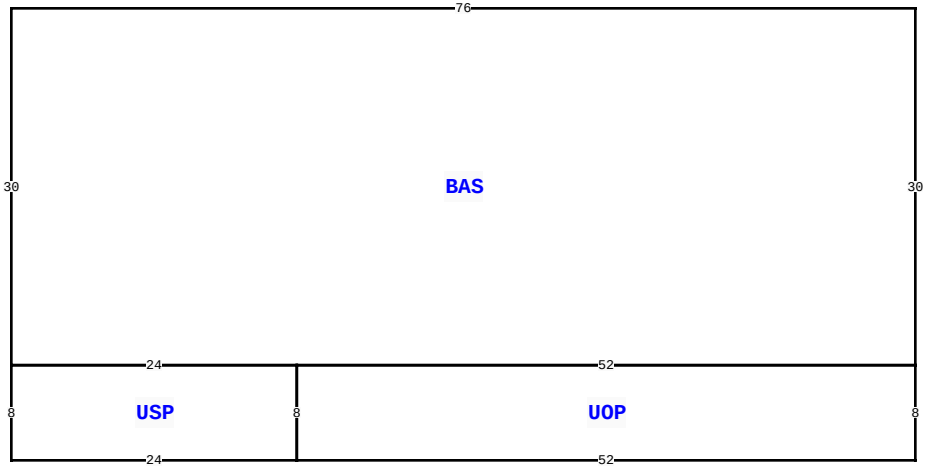
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	137,501
UOP	416	25		104	6,272
USP	192	35		67	4,041
TOTALS	2,888			2,451	147,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,451	117.9000	109.65	268,752	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 2280 HX Base Yr 2018



359 SW ARCHIE GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,814
TOTAL MARKET OB/XF VALUE	62,143
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	264,957
SOH/AGL Deduction	125,068
ASSESSED VALUE	139,889
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,478
TOTAL JUST VALUE	264,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047963	Mobile Home		08/23/2023
25582	POOL ENCL	85	03/01/2007
25488	POOL	285	02/02/2007
14511	M H	125	09/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0691	2/07/2017	WD	U	I	12	72,000
GRANTOR: LOANCARE LLC						
GRANTEE: KEVIN WILKINSON						
1323/0315	9/07/2016	QC	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LOANCARE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 USP= S8 E24 N8 W24$ E24 UOP= S8 E52 N8 W52$ E52N30$.

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	1998	1998	3	100	1,200	
2	0296	SHED METAL	0	100	12	26	312.00	UT	7.00	7.00	100	2005	2005	3	100	2,184	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	12	26	312.00	UT	4.00	4.00	100	2005	2005	3	100	1,248	
5	0251	LEAN TO W/	0	100	12	26	312.00	UT	4.00	4.00	100	2005	2005	3	100	1,248	
6	0030	BARN,MT	0	100	24	36	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,000	
7	0280	POOL R/CON	0	100	16	44	704.00	UT	70.00	70.00	100	2007	2007	3	54	26,611	
8	0282	POOL ENCL	0	100	24	58	1,392.00	UT	15.00	15.00	100	2007	2007	3	40	8,352	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 57,843

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/31/2024 BY JB Total Acres: 4.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

LOT 5 CEDAR HILLS S/D.

713-474, 751-1148, 752-166, 857-

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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.010 1.00/		

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MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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GRANTEE: LOANCARE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
12	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
13	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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

REVIEW DATE 07/31/2024 BY JB Total Acres: 4.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS