LOT 7 CEDAR HILLS S/D.

738-120, 742-896, 744-2171, 857-

WILLIAMS RIPLEY EUGENE/WILLIAMS HEATHER MARIE
455 SW ARCHIE GLN
LAKE CITY, FL 32024

2027

26-3S-15-00270-107

BUILDING CHARACTERISTICS

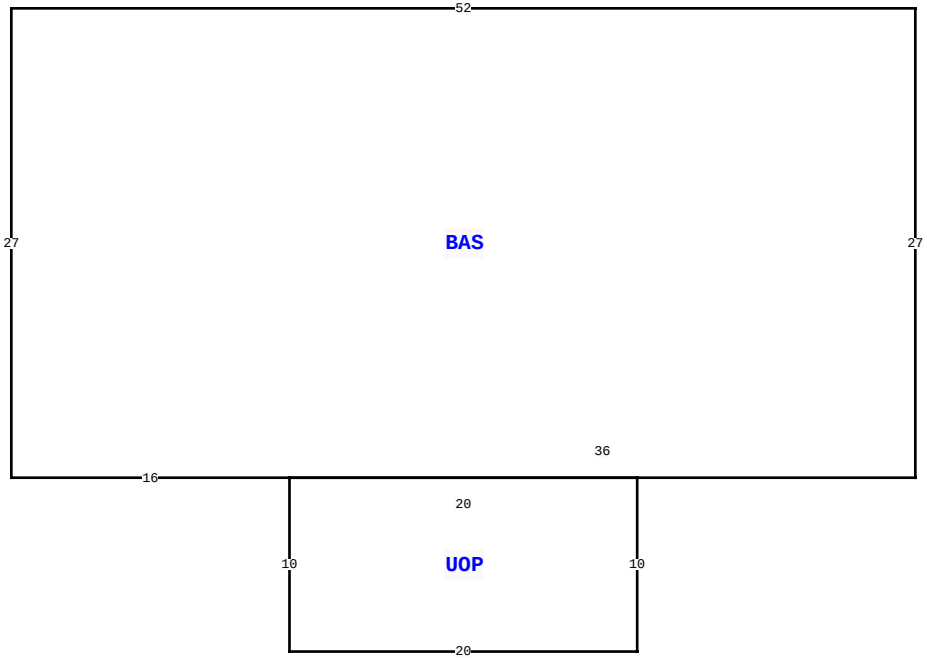
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,404	100		1,404	61,220
UOP	200	25		50	2,180
TOTALS	1,604			1,454	63,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,454	99.0945	79.28	115,273	1994	1994	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024



455 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 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		63,400
TOTAL MARKET OB/XF VALUE		16,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		134,663
SOH/AGL Deduction		8,729
ASSESSED VALUE		125,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,523
TOTAL JUST VALUE		134,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20746	M H	125	05/27/2003
15748	M H	125	07/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2142	8/11/2023	WD	Q	I	01	109,000
GRANTOR: BAIN RACHEL CHRISTINA						
GRANTEE: WILLIAMS RIPLEY EUG						
1434/526	4/05/2021	QC	U	I	11	100
GRANTOR: MELADY FRED A						
GRANTEE: BAIN RACHEL CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E16 UOP= S10 E20 N10 W20$ E36 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	0166	CONC,PAVMT	0	100	24	43	1.00	UT	0.00	0.00	100	0	0	3	100	1,155	
2	0210	GARAGE U	0	100	24	24	576.00	UT	8.00	8.00	100	0	0	3	100	4,608	
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	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 16,263

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 10/03/2023 BY ME Total Acres: 4.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS