COMM SW COR OF SE1/4 OF NW1/4,
RUN N 665.53 FT FOR POB, CONT
N 684.71 FT, RUN E 370 FT, S

CLEMONS AMBER RAIN/CLEMONS WILLIAM HANK
301 SW PARADISE GLN
LAKE CITY, FL 32024

2027

26-4S-15-00401-026

BUILDING CHARACTERISTICS

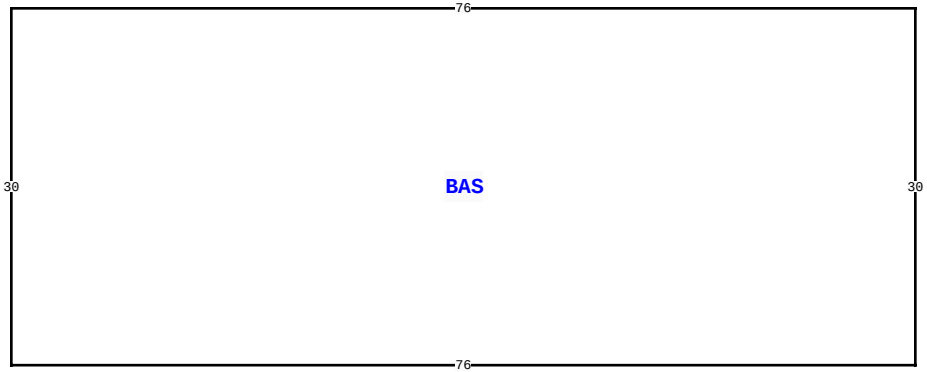
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	228,850
TOTALS	2,280			2,280	228,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	114.9000	110.30	251,484	2020	2020	0	0	0	9.00	91.00

3 MANUF 2 0% - 2021 Heated Area: 2280 HX Base Yr



301 SW PARADISE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	228,850
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	75,660
TOTAL MARKET VALUE	311,810
SOH/AGL Deduction	28,623
ASSESSED VALUE	283,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,187
TOTAL JUST VALUE	311,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,196

SALE:2:1: 11.47 ACRES

SALE:1:1: ALSO SEEORB 864-395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39567	M H	125	04/07/2020
17572	M H	125	10/23/2000
15706	M H	125	06/25/1999
13803	M H	125	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0390	12/12/2019	WD	U	I	11	100
GRANTOR: LISA C HOLTZCLAW & EL						
GRANTEE: WILLIAM HANK & AMBE						
1257/1352	6/19/2013	WD	U	I	12	41,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LISA C HOLTZCLAW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.82	AC		1.00	1.00	1.00	13,000.00	13,000.00	75,660							

REVIEW DATE 10/14/2025 BY JB Total Acres: 5.82 Total Land Value: 75,660 Market: 0 Agricultural: 0 Common: 75,660 PRINTED 11/17/2026 BY SYS