COMM NE COR OF SW1/4, RUN N 1064
RUN W 210 FT, N 210 FT, E 210 FT
POB. (AKA PART OF LOTS 20 & 23,

NEWCOMB CHELSEA MARIE BRIMER
294 SE NOBLE GLN
LAKE CITY, FL 32025

2026

26-4S-17-08747-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

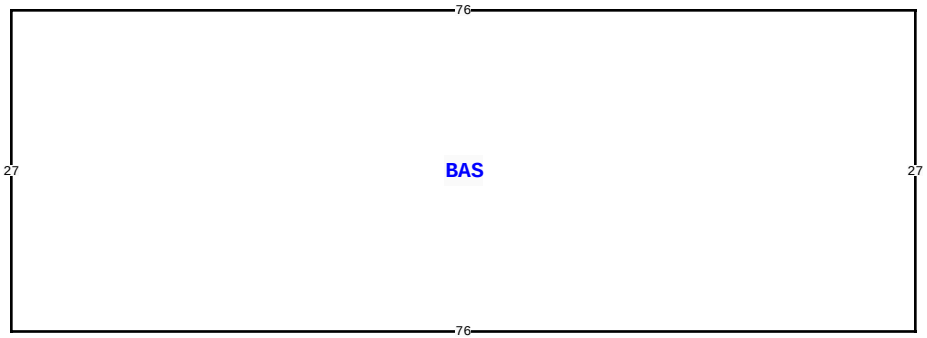
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	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 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	53,138
TOTALS	2,052			2,052	53,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	107.9000	64.74	132,846	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 2052 HX Base Yr 2023



294 SE NOBLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,138
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		75,738
SOH/AGL Deduction		10,051
ASSESSED VALUE		65,687
TOTAL EXEMPTION VALUE	HX HB	40,687
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2281	11/22/2022	WD	U	I	11	100
GRANTOR: KNUDSEN CHRISTA JILL						
GRANTEE: NEWCOMB CHELSEA MAR						
0832/2088	12/26/1996	WD	Q	V	02	0
GRANTOR: WALTER & LOIS KNUDSEN						
GRANTEE: ROBERT DANIEL & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/20/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 03/26/2026 BY SYS