LOT 14 BLOCK C BRANDON HGTS S/D.
746-1483, 778-054, 816-055,

LATHINGHOUSE ALBERT L/LATHINGHOUSE WANDA GAIL
161 SE SUZANNE WAY
LAKE CITY, FL 32025

2026

26-4S-17-08749-164

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

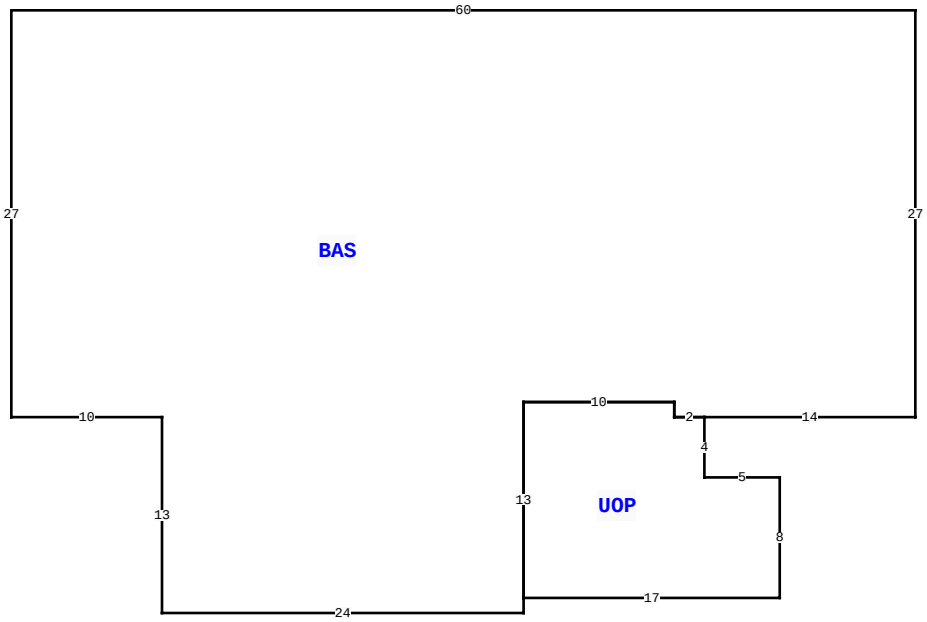
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100		1,922	52,540
UOP	194	25		48	1,312
TOTALS	2,116			1,970	53,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,970	113.9000	68.34	134,630	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1922 HX Base Yr 1996



161 SE SUZANNE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,852
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		79,102
SOH/AGL Deduction		32,352
ASSESSED VALUE		46,750
TOTAL EXEMPTION VALUE	HX HB 13	46,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,602

BLDG:1:1: HOMES OF MERIT/COUNTRY MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0816/0055	1/05/1996	WD	Q	V		9,000

GRANTOR: LENVIL DICKS

GRANTEE: ALBERT & WANDA GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E10 S13 E24 N1 UOP= E17 N8 W5 N4 W2 N1 W10 S13$ N13 E10 S1 E2 E14 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/20/2017 BY BC Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/08/2026 BY SYS