COMM NW COR OF NE1/4, RUN E 518.
CONT E 487.75 FT, S 161.37 FT, W
173.11 FT TO POB.

FORD AMANDA MARIE
235 SW GRAND KIDS GLN
LAKE CITY, FL 32024

2027

26-5S-15-00480-009

BUILDING CHARACTERISTICS

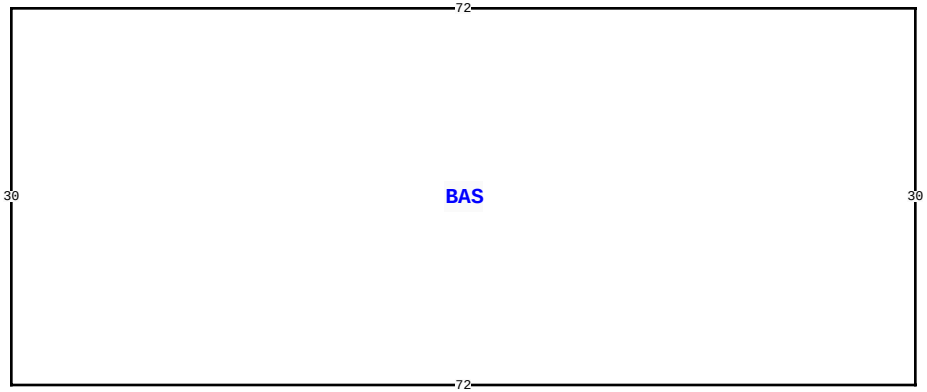
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	177,085
TOTALS	2,160			2,160	177,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	102.5100	95.33	205,913	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2008 Heated Area: 2160 HX Base Yr 2008



235 SW GRAND KIDS GLN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,085
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,920
TOTAL MARKET VALUE		214,005
SOH/AGL Deduction		83,056
ASSESSED VALUE		130,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,538
TOTAL JUST VALUE		214,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38310	M H	375	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1223	1/30/2019	QC	U	I	11	100
GRANTOR: DONNA M FORD						
GRANTEE: AMANDA BENEFIELD						
1105/2107	12/22/2006	WD	Q	I	06	100
GRANTOR: DONNA M FORD						
GRANTEE: AMANDA BENEFIELD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		00	0.00	0.00	1.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,920							

REVIEW DATE 03/17/2026 BY JB Total Acres: 1.87 Total Land Value: 29,920 Market: 0 Agricultural: 0 Common: 29,920 PRINTED 11/17/2026 BY SYS