

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

2026

26-5S-15-00480-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	2,160	100	
TOTALS	2,160		178,999

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2008		208,138	2018	2018	0	0	14.00	86.00	Heated Area: 2160 HX Base Yr 2008	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 72 72 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>													
BLD DATE		LGL DATE		04/07/2025	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			178,999	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			28,050	
TOTAL MARKET VALUE			214,049	
SOH/AGL Deduction			86,914	
ASSESSED VALUE			127,135	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			75,724	
TOTAL JUST VALUE			214,049	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			220,293	

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 &						

EXTRA FEATURES																
L N	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			7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,000			
235 SW GRAND KIDS GLN, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W72 S30 E72 N30\$.																	

LAND DESCRIPTION										TOTAL OB/XF								7,000							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	15,000.00	15,000.00	28,050								