LOT 1 BLOCK D WEST LAKE CITY HIL
ADDITION #1.

RENNIE SHEILA M
1836 CREEK BANK DR
MIDDLEBURG, FL 32068

2027

27-3S-16-02343-000

BUILDING CHARACTERISTICS

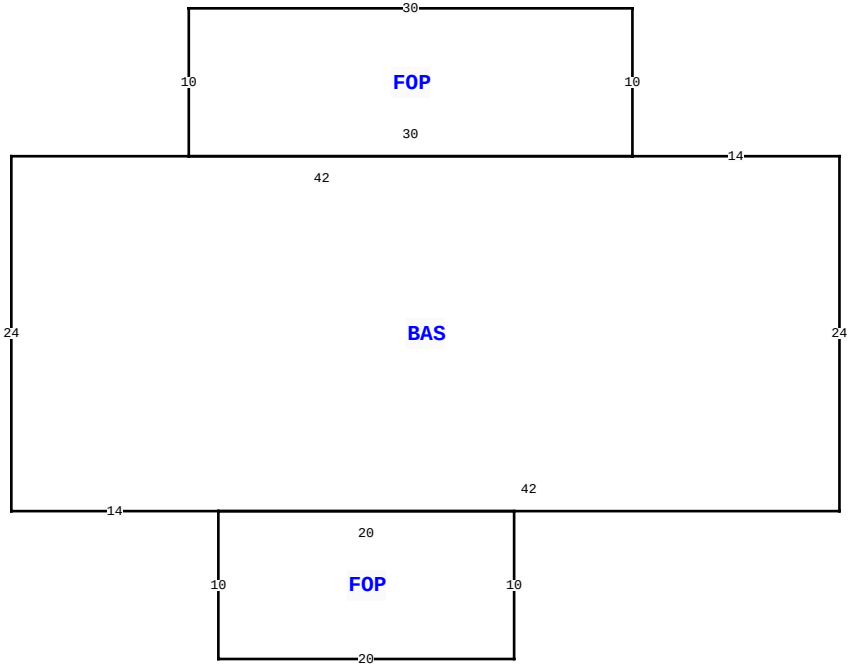
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	27316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,352
FOP	200	35		70	1,946
FOP	300	35		105	2,918
TOTALS	1,844			1,519	42,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,519	115.8000	69.48	105,540	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



BLD DATE			LGL DATE		
XF DATE			LAND DATE	04/14/2026	MLU
INC DATE			AG DATE		

213 NW SPICE LN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,216
TOTAL MARKET OB/XF VALUE	17,300
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	71,516
SOH/AGL Deduction	74
ASSESSED VALUE	71,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,442
TOTAL JUST VALUE	71,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,516

XFOB:1:1: SATIL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33275	M H	375	08/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2471	4/02/2019	QC	U	I	14	100
GRANTOR: SHEILA M RENNIE (ENH						
GRANTEE: DANIEL C MANN & MAT						
1299/0243	7/21/2015	QC	U	I	11	100
GRANTOR: JOHN E B, ANGELA E &						
GRANTEE: SHEILA M RENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W30 S10 E30$ W42 S24 E14 FOP= S10 E20 N10 W20$ E42 N24$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
6	0031	BARN,MT AE	0	0	40	25	1,000.00	UT	9.00	9.00	100	2018	2018	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 17,300

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.54 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS