LOT 23 BLOCK A SUWANNEE HILLS S/
830-1840, 917-405, QC 1264-749,

WILLIAMS LINDA KAY
395 NW CRACKNEL WAY
LAKE CITY, FL 32055

2027

28-2S-16-01772-123

BUILDING CHARACTERISTICS

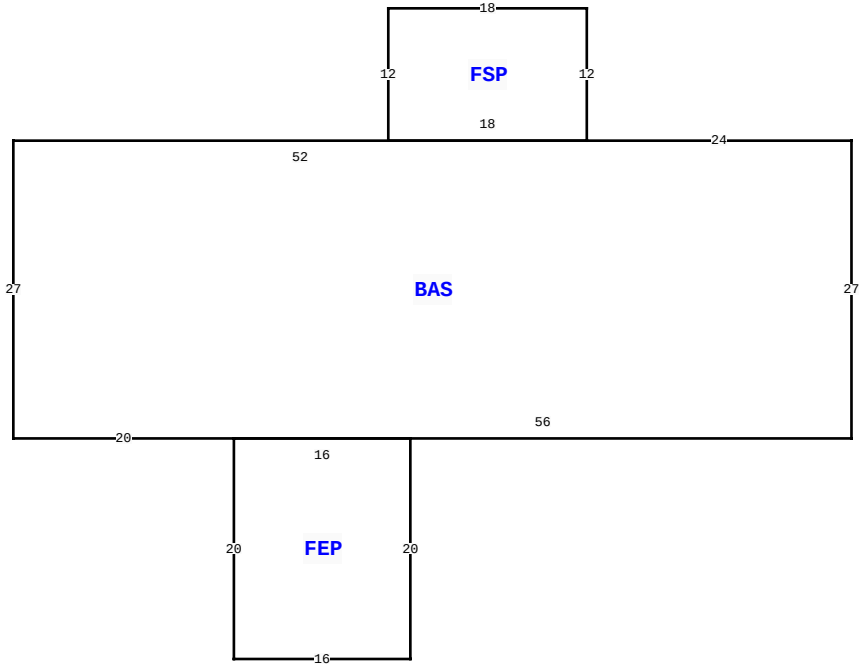
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	124,383
FEP	320	85		272	16,487
FSP	216	40		86	5,213
TOTALS	2,588			2,410	146,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,410	114.8000	110.21	265,606	2002	2002	0	0	0	45.00	55.00

2 MANUF 2 100% - 2023 Heated Area: 2052 HX Base Yr 2023



395 NW CRACKNEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0296	SHED METAL	0	100	24	44	1,056.00	UT	25.00	25.00	100	2001	2001	3	100	26,400	
2	0281	POOL R/FIB	0	100	12	24	281.00	UT	65.00	65.00	100	2001	2001	3	40	7,306	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	100	21	37	777.00	UT	15.00	15.00	100	2008	2008	3	40	4,662	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 50,668

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,083
TOTAL MARKET OB/XF VALUE		50,668
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		241,751
SOH/AGL Deduction		194,463
ASSESSED VALUE		47,288
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,288
TOTAL JUST VALUE		241,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19451	POOL	50	04/19/2002
18668	M H	125	08/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/599	8/26/2026	LE	U	I	14	100
GRANTOR: WILLIAMS LINDA KAY						
GRANTEE: WILLIAMS LINDA KAY						
1474/1794	8/01/2022	WD	Q	I	01	365,000
GRANTOR: BENOIT VIRGINIA M						
GRANTEE: WILLIAMS JAMES MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W18 S12 E18$ W52 S27 E20 FEP= S20 E16 N20 W16$ E56 N27$.