

BEG AT SW COR OF NW1/4 OF SW  
1/4, RUN W 90.41 FT, N 663.56  
FT, E 447.23 FT, S 664.85 FT,

WALDROP CRYSTAL/FRIDLEY KAYLA  
338 NE SEEDLING LOOP  
LAKE CITY, FL 32055

**2026**

28-2S-17-04775-003  
VALUATION SUMMARY PAGE 1 of 2

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LAM/VNLPLK	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	01	NONE	100	
Stories	1.	1.	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		03
NEIGHBORHOOD/LOC	28217.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,248	100		1,248
				139,533
TOTALS	1,248			1,248
				139,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	0%	2022	Heated Area: 1248		HX Base Yr 2022				
TOTALS											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		381,031	
TOTAL MARKET OB/XF VALUE		18,680	
TOTAL LAND VALUE - MARKET		61,200	
TOTAL MARKET VALUE		460,911	
SOH/AGL Deduction		74,494	
ASSESSED VALUE		386,417	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		335,006	
TOTAL JUST VALUE		460,911	
NCON VALUE		248,498	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40906	M H	0	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/254	12/04/2020	WD	U	V	11	100
GRANTOR: WALDROP CRYSTAL &						
GRANTEE: WALDROP CRYSTAL						
1416/2223	8/07/2020	WD	Q	V	01	30,600
GRANTOR: JONATHAN GRIFFIN						
GRANTEE: CRYSTAL WALDROP & K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	29	30	UT	4.00	4.00	100	2022
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2022
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2021
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2025

TOTAL OB/XF												18,680			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/11/2026	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=23,10] E48 S26 W48 N26 \$											

LAND DESCRIPTION												TOTAL OB/XF												18,680			
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			0.00	0.00	5.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	52,200										
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000										

