AKA E1/2 OF LOT 13 BLOCK B RANCH
UNR: E1/2 OF W1/2 OF SW1/4 OF NE

WEIFFENBACH DON DAVID
305 NW BATTLE HILL LN
LAKE CITY, FL 32055

2027

28-3S-16-02350-002

BUILDING CHARACTERISTICS

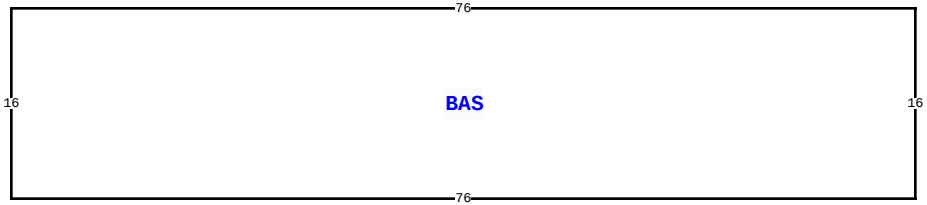
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,214
TOTALS	1,216			1,216	71,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	114.5000	106.48	129,480	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1216 HX Base Yr 2022



305 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	71,214
TOTAL MARKET OB/XF VALUE	16,240
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	107,454
SOH/AGL Deduction	17,759
ASSESSED VALUE	89,695
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	38,284
TOTAL JUST VALUE	107,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,223

SALE:3:3: TITLE#40099637,
SALE:3:2: 66, TITLE #40099646 & ID#GAFL2BD40341966
SALE:3:1: SALE INCLUDES 1984 SPRI DWMH ID#GAFL2AD4
SALE:2:3: TITLE#40099637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043139	Mobile Home		11/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1129	8/20/2021	QC	U	I	11	100
GRANTOR: WEIFFENBACH ERIN ELAI						
GRANTEE: WEIFFENBACH DON DAV						
1391/1762	8/19/2019	TD	U	I	18	17,000
GRANTOR: CLERK OF COURT						
GRANTEE: DON DAVID & ERIN EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,7] E76 S16 W76 N16 $
.

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	0060	CARPORT F	0	100	0	0	1.00	UT	9,240.00	9,240.00	100	2022	2021		100	9,240	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,240

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		RSF/MH	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS