COMM AT SW COR OF NW 1/4 OF NE 1
E R/W LINE OF NW BROWN RD, N 50
TO POB, N 163.23 FT, E 137 FT, S

FIDDES DIANA
559 NW BATTLE HILL LN
LAKE CITY, FL 32055

2027

28-3S-16-02353-000

BUILDING CHARACTERISTICS

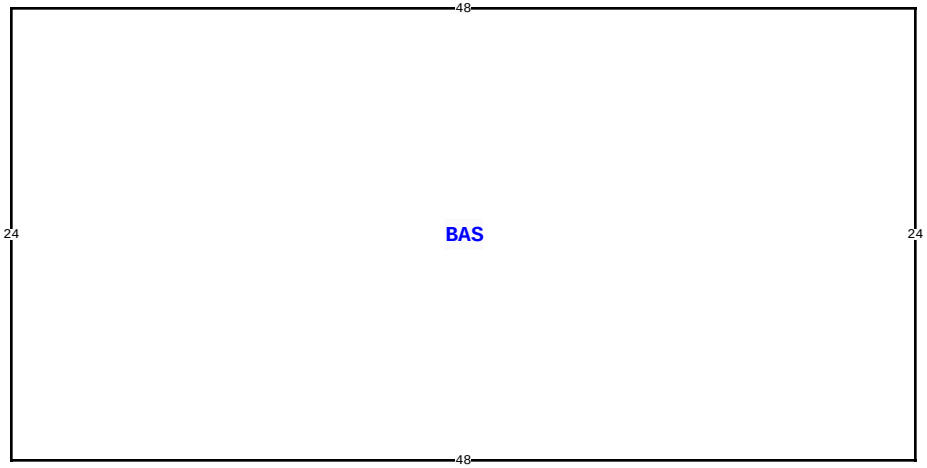
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,152	100		1,152	69,823
TOTALS	1,152			1,152	69,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	118.5000	110.20	126,950	1997	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1152 HX Base Yr



559 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	05/09/2022 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,822
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	6,885
TOTAL MARKET VALUE	83,907
SOH/AGL Deduction	11,877
ASSESSED VALUE	72,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,030
TOTAL JUST VALUE	83,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,115

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27262	M H	421	08/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2191	7/01/2026	WD	Q	I	01	120,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: FIDDES DIANA						
1370/0348	10/03/2018	WD	U	I	30	50,000
GRANTOR: CHRISTOPHER T SAMPSON						
GRANTEE: BLOW RYDERWOOD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0.51	AC		1.00	1.00	1.00	13,500.00	13,500.00	6,885							

REVIEW DATE 11/04/2026 BY TP Total Acres: 0.51 Total Land Value: 6,885 Market: 0 Agricultural: 0 Common: 6,885 PRINTED 11/17/2026 BY SYS