PART OF LOT 12 & PART OF LOT 13
RANCHETTES S/D UNR: COMM SE COR
NE1/4, N 228.28 FT FOR POB, W 14

BATTLE MARGARET M
217 NW CHIPMUNK CT
LAKE CITY, FL 32055

2026

28-3S-16-02356-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

154 NW DEER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	13,248
TOTAL MARKET VALUE	23,248
SOH/AGL Deduction	0
ASSESSED VALUE	23,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,248
TOTAL JUST VALUE	23,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14075	M H	125	05/29/1998
10798	M H	125	02/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0928/1891	6/11/2001	QC	Q	I	01	100
GRANTOR: MARGARET BATTLE						
GRANTEE: MARGARET BATTLE, RO						
0919/1454	2/02/2001	WD	Q	I	01	100
GRANTOR: JAMES D SR & MARGARET						
GRANTEE: JAMES D BATTLE JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.44	AC		1.00	1.00	0.80	11,500.00	9,200.00	13,248							

REVIEW DATE 08/22/2018 BY KR Total Acres: 1.44 Total Land Value: 13,248 Market: 0 Agricultural: 0 Common: 13,248 PRINTED 05/12/2026 BY SYS