

PART OF LOT 12 & PART OF LOT 13
RANCHETTES S/D UNR: COMM SE COR
NEL/4 N 330.64 FT, E 160.28 FT,

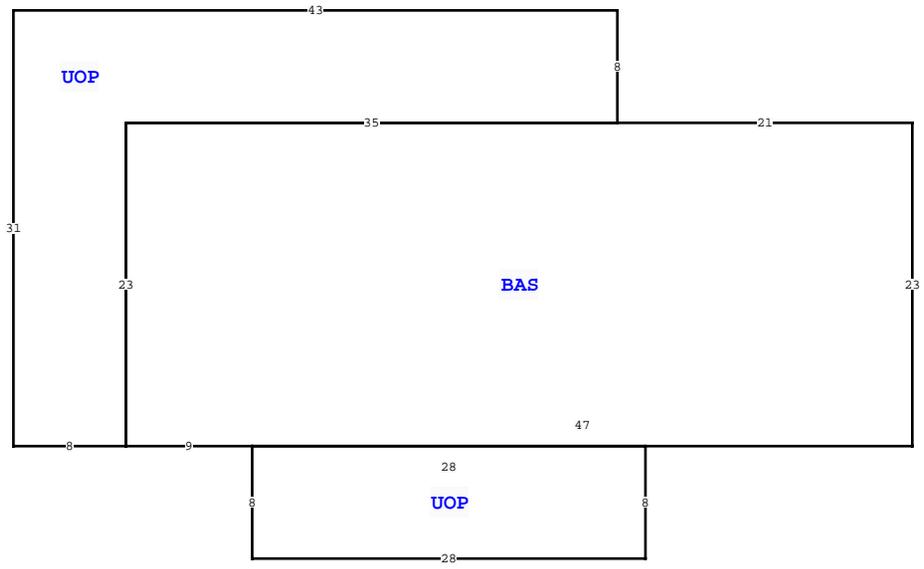
BATTLE MARGARET M
217 NW CHIPMUNK CT
LAKE CITY, FL 32055

2026

28-3S-16-02356-004

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	0	0	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	1,288	100	
UOP	224	25	
UOP	528	25	
TOTALS	2,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2002		89,047	1984	1984	0	0	60.00	40.00
Heated Area: 1288 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,619
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			71,819
SOH/AGL Deduction			24,893
ASSESSED VALUE			46,926
TOTAL EXEMPTION VALUE	HX HB WX		30,000
BASE TAXABLE VALUE			16,926
TOTAL JUST VALUE			71,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14075	M H	125	05/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0491	12/02/2019	LE	U	I	14	100

GRANTOR: MARGARET M BATTLE (EN)
GRANTEE: ROZLYN WALKER & RIC
0919/1450 2/02/2001 WD Q I 01 100
GRANTOR: JAMES D BATTLE SR (RE)
GRANTEE: MARGARET M BATTLE (

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W21 UOP= N8 W43 S31 E8 N23 E35\$ W35 S23 E9 UOP= S8 E28 N8 W28\$ E47 N23 \$.											

EXTRA FEATURES																
L N	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	0080	DECKING	0	100	0	0	0		0.00	100	0	0	3	100	200	
2	0040	BARN, POLE	0	100	0	0	0		0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	0		7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	0		0.00	100	2007	2007	3	100	400	
5	9947	Septic	0	0	0	0	0		3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	0		0.00	100	2007	2007	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	0		0.00	100	2007	2007	3	100	50	
8	0294	SHED WOOD/	0	100	0	0	0		0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION												TOTAL OB/XF												
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		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000							