PART OF LOT 12 & PART OF LOT 13
RANCHETTES S/D UNR: COMM SE COR
NE1/4 N 330.64 FT, E 160.28 FT,

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

2027

28-3S-16-02356-004

BUILDING CHARACTERISTICS

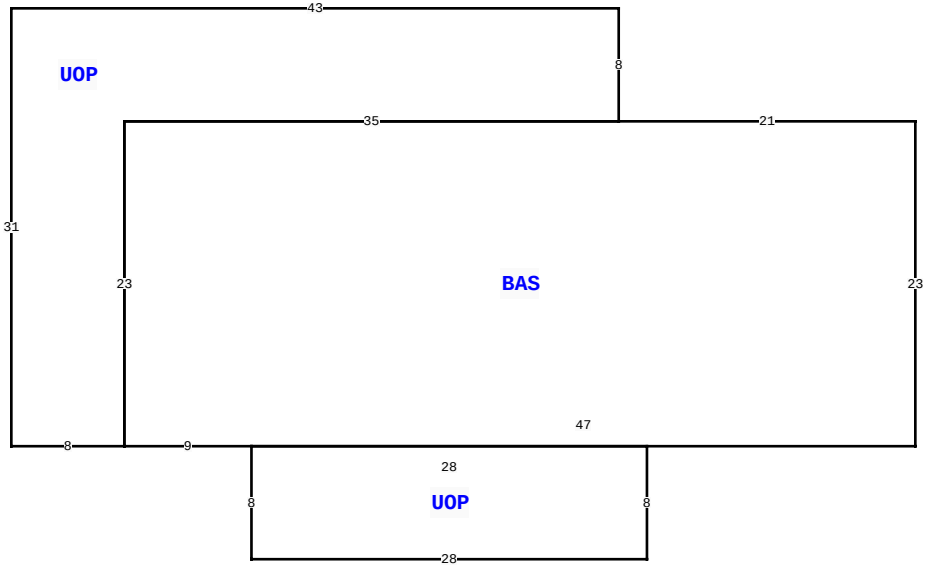
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	29,603
UOP	224	25		56	1,287
UOP	528	25		132	3,034
TOTALS	2,040			1,476	33,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	95.7600	57.46	84,811	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1288 HX Base Yr 2002



217 NW CHIPMUNK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,924
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		70,124
SOH/AGL Deduction		21,677
ASSESSED VALUE		48,447
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		18,447
TOTAL JUST VALUE		70,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,124

SALE:2:1: 2 ACRES

SALE:1:1: IN LIEU OF FORCLOSURE

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 $.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	100		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 2.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS