PART OF LOT 12 BLOCK B RANCHETTE
SE COR OF NW1/4 OF NE1/4, N 50 F
N 178.28 FT, W 320.42 FT, S 178.

BART THOMAS A/BART SHELLY A
173 NW MALLARD PL
LAKE CITY, FL 32055

2027

28-3S-16-02357-000

BUILDING CHARACTERISTICS

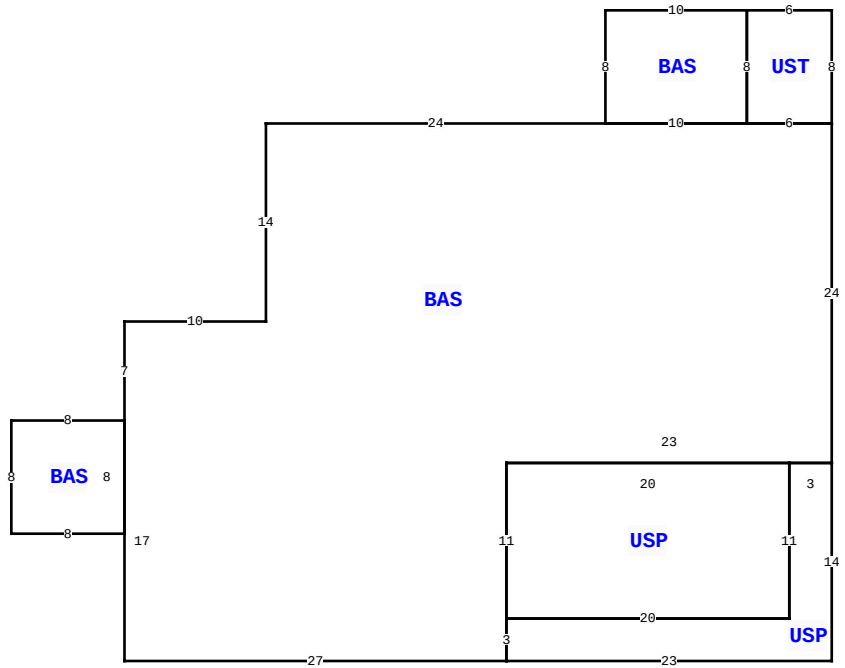
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/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	64	100		64	3,396
BAS	80	100		80	4,245
BAS	1,438	100		1,438	76,300
USP	102	35		36	1,910
USP	220	35		77	4,086
UST	48	45		22	1,167
TOTALS	1,952			1,717	91,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	74.2050	81.63	140,159	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1582 HX Base Yr



375 NW BATTLE HILL LN, 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	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	40	1994	1994	3	40	576	
2	0030	BARN,MT	0	0	42	58	2,436.00	UT	2.50	2.50	80	2007	2007	3	80	4,872	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	120,445
TOTAL MARKET OB/XF VALUE	8,448
TOTAL LAND VALUE - MARKET	15,065
TOTAL MARKET VALUE	143,958
SOH/AGL Deduction	0
ASSESSED VALUE	143,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,958
TOTAL JUST VALUE	143,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,610

LAND:1:1: ACREAGE CHANGE FOR 1995 - 1.31 AC

BLDG:1:1: UGR TO BAS93 USP TO UOP

SALE:1:1: PERSONAL REP DEED $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22106	M H	250	07/19/2004
12635	M H	125	06/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/2425	6/22/2004	WD	U	I	07	34,000
GRANTOR: BENNY J BATTLE JR						
GRANTEE: THOMAS A & SHELLEY						
0793/0488	7/15/1994	PR	U	I	11	0
GRANTOR: J T BATTLE SR ESTATE						
GRANTEE: BENNY J BATTLE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 W10S7BAS= W8 S8E8 N8$S17 E27USP= E23 N14 W3 S11 W20 S3$ N3 USP= E20 N11 W20 S11$ N11 E23 N24 UST= N8 W6 S8 E6$ W6 BAS= N8 W10 S8 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 8,448

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.31	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,065							

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.31 Total Land Value: 15,065 Market: 0 Agricultural: 0 Common: 15,065 PRINTED 11/17/2026 BY SYS

PART OF LOT 12 BLOCK B RANCHETTE
SE COR OF NW1/4 OF NE1/4, N 50 F
N 178.28 FT, W 320.42 FT, S 178.

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 06

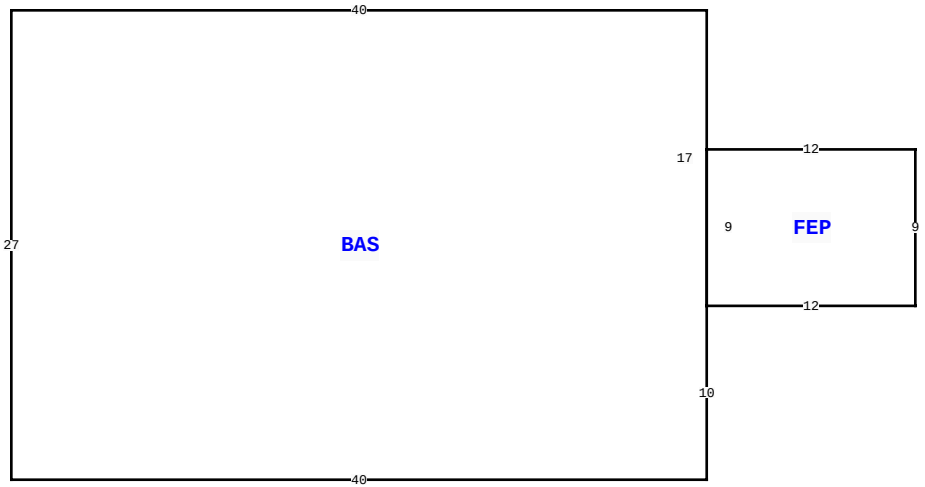
NEIGHBORHOOD/LOC 28316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	27,039
FEP	108	85		92	2,303
TOTALS	1,188			1,172	29,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,172	104.3100	62.59	73,355	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1080 HX Base Yr



375 NW BATTLE HILL LN, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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GRANTEE: THOMAS A & SHELLEY						
0793/0488	7/15/1994	PR	U	I	11	0
GRANTOR: J T BATTLE SR ESTATE						
GRANTEE: BENNY J BATTLE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N10 FEP= E12 N9 W12 S9$ N17$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.31 Total Land Value: 15,065 Market: 0 Agricultural: 0 Common: 15,065 PRINTED 11/17/2026 BY SYS