LOT 6 HIDDEN LAKE S/D.

PB 1148-1993, WD 1156-1655, QC 1

BRECHEEN CONNIE S
152 NW WILDFLOWER LN
LAKE CITY, FL 32055

2027

28-3S-16-02365-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

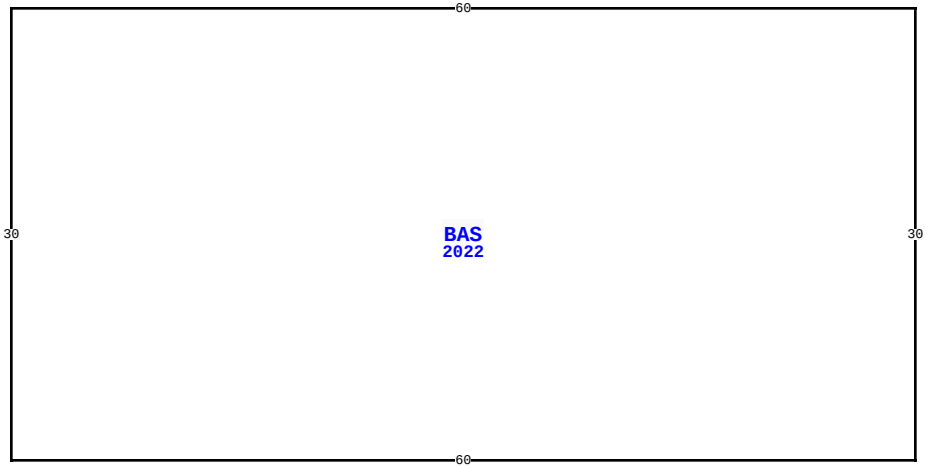
NEIGHBORHOOD/LOC 28316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	194,594
TOTALS	1,800			1,800	194,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	120.0000	118.80	213,840	2020	2020	0	0	0	9.00	91.00

2 MANUF 3 0% - 2022 Heated Area: 1800 HX Base Yr



238 NW BATTLE HILL LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,594
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	225,594
SOH/AGL Deduction	0
ASSESSED VALUE	225,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,594
TOTAL JUST VALUE	225,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40361	M H	0	08/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1476	11/02/2020	WD	Q	I	01	153,200
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: CONNIE S BRECHEEN						
1356/1746	3/23/2018	WD	Q	V	01	13,500
GRANTOR: DANT JACKSON WYNNE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=19,16] E60 S30 W60 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/06/2023 BY KS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS