

COMM SW COR OF NE1/4 OF SE1/4, E  
R/W TURNER RD, N 1125 FT TO N R/  
W 223.5 FT FOR POB, CONT W 223.5

RUTTER MICHAEL LEE  
171 NW MARCEL PL  
LAKE CITY, FL 32055

**2026**

28-3S-16-02366-002  
[Barcode]

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	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	28316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
USP	200	35	
TOTALS	2,556		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4	MANUF	1	100%	- 2026	Heated Area: 2356		HX Base Yr 2026																
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>31</p> <p>40</p> <p>36</p> <p>20</p> <p>10</p> <p>USP</p> <p>10</p> <p>20</p> </div>																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2022</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2022		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,372	
TOTAL MARKET OB/XF VALUE		29,176	
TOTAL LAND VALUE - MARKET		13,130	
TOTAL MARKET VALUE		187,678	
SOH/AGL Deduction		0	
ASSESSED VALUE		187,678	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		136,267	
TOTAL JUST VALUE		187,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13999	PUMP/UTPOL	50	05/12/1998
11075	M H	125	04/24/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/439	7/03/2025	WD	Q	I	01	235,000
GRANTOR: MATHIS MICHAEL A						
GRANTEE: RUTTER MICHAEL LEE						
0838/0615	4/18/1997	WD	U	I	09	3,000
GRANTOR: IDA B ROBINSON						
GRANTEE: MATHIS & BEASLEY AS						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0130	CLFENCE	5	0	100	0	270.00	UT	5.50	70	2000	2000	3	70	1,040	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0030	BARN,MT	0	100	22	24	528.00	UT	12.00	100	2008	2008	3	100	6,336	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	200	
8	0041	BARN,MACH	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	300	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	8,000	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	100	2023	2022		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	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 07/24/2025 BY TP																													
Total Acres: 1.01						Total Land Value: 13,130						Market: 0						Agricultural: 0						Common: 13,130					