

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]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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					
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 05/09/2022 MLU INC DATE: _____ AG DATE: _____											

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		171 NW MARCEL PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0130	CLFENCE 5	5.50
3	9945	Well/Sept	7,000.00
4	0060	CARPORT F	0.00
5	9947	Septic	3,000.00
6	0030	BARN,MT	12.00
7	0260	PAVEMENT-A	0.00
8	0041	BARN,MACH	0.00
9	0031	BARN,MT AE	0.00
10	0070	CARPORT UF	1,500.00

TOTAL OB/XF												29,176												
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							

BUILDING NOTES	
BAS=[ORIG=0,0] W76 S31 E36 E40 N31 \$	
USP=[ORIG=-40,31] S10 E20 N10 W20 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W76 S31 E36 E40 N31 \$	
USP=[ORIG=-40,31] S10 E20 N10 W20 \$	