LOT 4 COUNTRY DALE ESTATES.

WD 1124-2703, CT 1296-2175, WD 1

KINSER GARY W/KINSER NINA FAYE
184 NW SCOTT GLN
LAKE CITY, FL 32055

2027

28-3S-16-02374-054

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

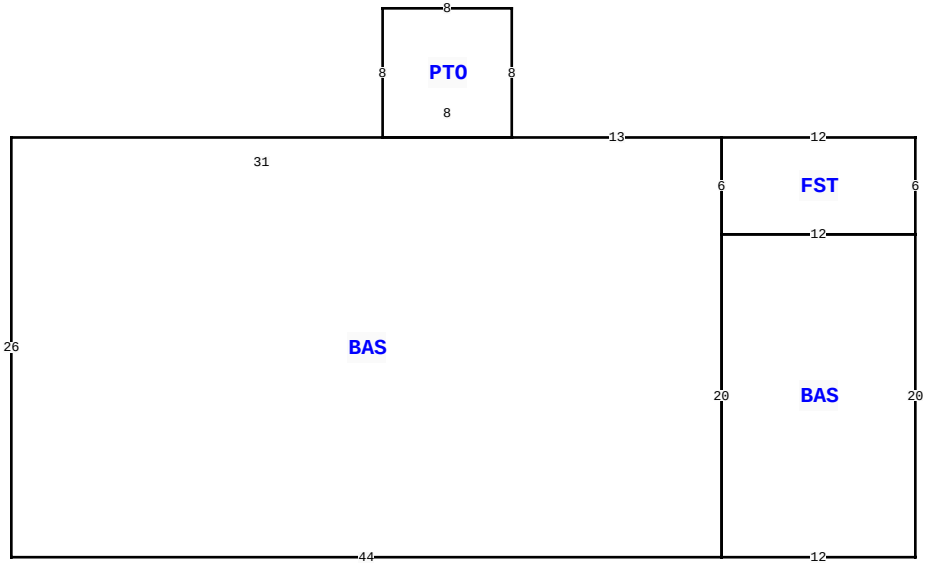
NEIGHBORHOOD/LOC 28316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	17,931
BAS	1,144	100		1,144	85,469
FST	72	55		40	2,989
PTO	64	5		3	224
TOTALS	1,520			1,427	106,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	104.4900	114.94	164,019	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1384 HX Base Yr 2016



184 NW SCOTT GLN, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,612
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		130,012
SOH/AGL Deduction		53,611
ASSESSED VALUE		76,401
TOTAL EXEMPTION VALUE	HX HB	51,401
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,951

LAND:1:1: 0.52 AC (LOT 4 COUNTRY DALE ESTATES)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1587	9/18/2015	WD	U	I	12	56,000
GRANTOR: FEDERAL NATINAL MORTG						
GRANTEE: GARY W & NINI FAYE						
1296/2175	5/13/2015	CT	U	I	18	0
GRANTOR: CLERK OF COURT (WORTM						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N8 W8 S8 E8$ W31 S26 E44 BAS= E12 N20 W12 S20$ N20 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	100		RSF-	127.00	178.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/06/2018 BY KR Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS