COMM NE COR OF SW1/4 OF SW1/4 W
POB, S 759.50 FT TO N R/W US-90,
62.50 FT, N 95 FT, W 75 FT, S 95

MALLORY BELINDA
113 NW FAT CAT CT
LAKE CITY, FL 32055

2026

29-3S-16-02383-099

BUILDING CHARACTERISTICS

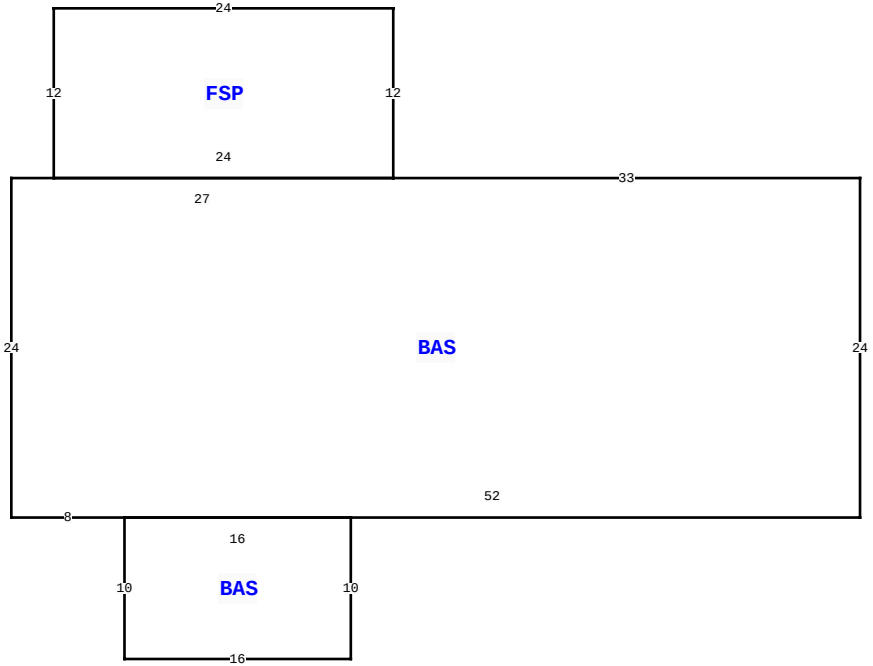
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	3,902
BAS	1,440	100		1,440	35,119
FSP	288	40		115	2,805
TOTALS	1,888			1,715	41,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	101.6100	60.97	104,564	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 1999 Heated Area: 1600 HX Base Yr 1999



113 NW FAT CAT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,579
TOTAL MARKET OB/XF VALUE		28,288
TOTAL LAND VALUE - MARKET		67,050
TOTAL MARKET VALUE		235,917
SOH/AGL Deduction		76,624
ASSESSED VALUE		159,293
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		102,882
TOTAL JUST VALUE		235,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,722

SALE:3:1: 10.01 AC

SALE:2:1: 8.88 ACRES WITH IMP-BOUGHT UNDER AG-REMO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27708	M H	537	03/25/2009
19084	PUMP/UTPOL	30	12/28/2001
14594	M H	125	10/07/1998
13590	M H	30	02/04/1998
8687	RELOCATE	100	08/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/2337	8/13/2012	QC	U	I	11	100
GRANTOR: JOHN MALLORY						
GRANTEE: JOHN MALLORY & BELI						
0838/0284	4/15/1997	QC	Q	V	01	0
GRANTOR: JOHN & BELINDA MALLOR						
GRANTEE: JOHN MALLORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FSP= N12 W24 S12 E24$ W27 S24 E8 BAS= S10 E16 N10 W16$ E52 N24$.

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	0296	SHED METAL	0	100	8	16	128.00	UT	7.00	7.00	100	2006	2006	3	100	896	
2	0296	SHED METAL	0	100	8	12	96.00	UT	7.00	7.00	100	2006	2006	3	100	672	
3	0040	BARN,POLE	0	100	10	24	240.00	UT	3.00	3.00	100	2006	2006	3	100	720	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0030	BARN,MT	0	100	25	38	950.00	UT	12.00	12.00	100	2006	2006	3	100	11,400	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 28,288

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	9540	C	LAKE BOTTOM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
2	0200	C	MBL HM	100		A-1	0.00	0.00	6.67	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,700							

REVIEW DATE 03/01/2023 BY KS Total Acres: 8.67 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 06/08/2026 BY SYS

COMM NE COR OF SW1/4 OF SW1/4 W
POB, S 759.50 FT TO N R/W US-90,
62.50 FT, N 95 FT, W 75 FT, S 95

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113 NW FAT CAT CT
LAKE CITY, FL 32055

2026

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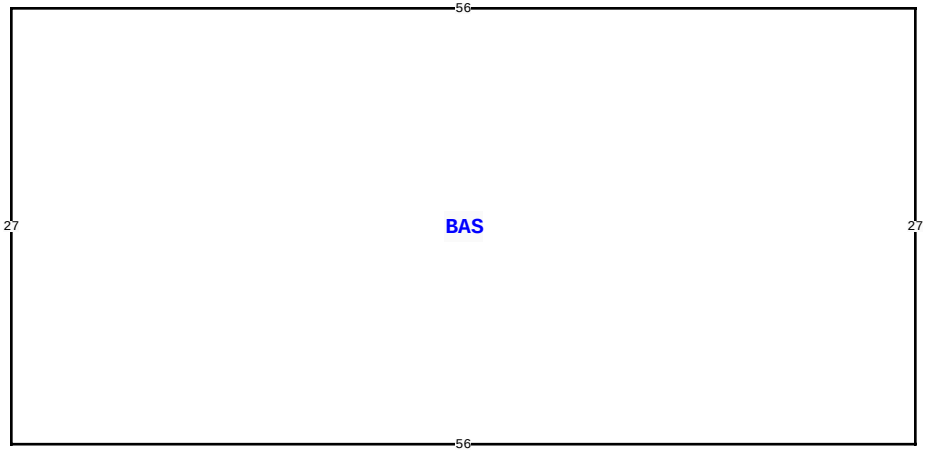
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	98,753
TOTALS	1,512			1,512	98,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2009	2009	0	0	0	39.00	61.00

3 MANUF 1 100% - 1999 Heated Area: 1512 HX Base Yr 1999



113 NW FAT CAT CT, LAKE CITY

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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0838/0284	4/15/1997	QC	Q	V	01	0
GRANTOR: JOHN & BELINDA MALLOR						
GRANTEE: JOHN MALLORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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 03/01/2023 BY KS Total Acres: 8.67 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 06/08/2026 BY SYS