

COMM AT NW COR OF SEC, RUN E
1085.5 FT, S 1319.28 FT, W 30
FT TO W R/W OF NW COMBS TER,

BRADLEY GLORIA NEWSOME MCINTOSH
146 NE FLOWERS PL
LAKE CITY, FL 32055

2026

30-2S-16-01791-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM			03
NEIGHBORHOOD/LOC	30216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,130	100	
FOP	30	35	
TOTALS	2,160		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2016																				
Heated Area: 2130						HX Base Yr 2016																	
<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>05/08/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/08/2026																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				177,831		
TOTAL MARKET OB/XF VALUE				13,364		
TOTAL LAND VALUE - MARKET				22,000		
TOTAL MARKET VALUE				213,195		
SOH/AGL Deduction				102,330		
ASSESSED VALUE				110,865		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				59,454		
TOTAL JUST VALUE				213,195		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				211,377		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
32289	M H	375	09/15/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1781	8/25/2014	WD	U	V	30	100
GRANTOR: BETTY JONES WILSON						
GRANTEE: GLORIA NEWSOME MCIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W72 S30 E17 FOP= E10 N3 W10 S3\$ N3 E10 S3 E45 N30\$.						

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	0294	SHED WOOD/	0	100	12	8	96.00	UT	9.00	9.00	100	2014	2014	3	100	864	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							