

COMM NW COR OF SW1/4, E 1574 FT
491.57 FT, S 47 DEG E 39.29 FT,
605.24 FT, W 256.41 FT, N 540 FT

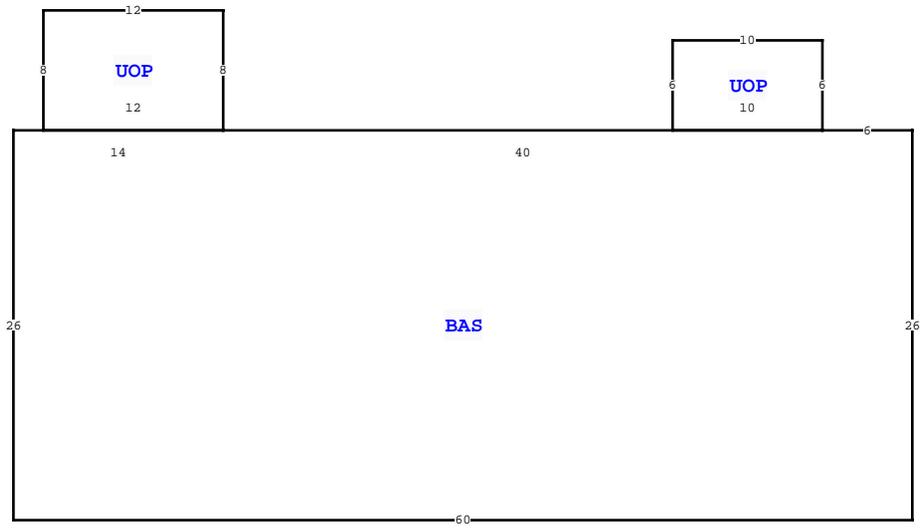
JENKINS KATHY O
255 SW FLATT GLN
LAKE CITY, FL 32024

2026

31-4S-16-03252-001
PAGE 1 of 1

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 Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
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	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
UOP	60	25	
UOP	96	25	
TOTALS	1,716		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	-	2006							
Heated Area: 1560						HX Base Yr 2006						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		97,601	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		65,650	
TOTAL MARKET VALUE		171,851	
SOH/AGL Deduction		95,967	
ASSESSED VALUE		75,884	
TOTAL EXEMPTION VALUE		HX HB 50,884	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		171,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,661	
SALE:3:1: 5.05 AC			
SALE:2:1: REPO ??			
BLDG:1:1: SLYL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15222	M H	125	03/16/1999
10976	M H	125	04/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/1788	9/07/2016	QC	U	I	11	100
GRANTOR: SEAN PATRICK JENKINS						
GRANTEE: KATHY O & JENKINS						
1063/1741	10/28/2005	WD	Q	I		90,000
GRANTOR: ROBERT & MARTHA SHAW						
GRANTEE: KATHY O & SEAN JENK						

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	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1999	1999	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
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	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

TOTAL OB/XF												
8,600												