

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

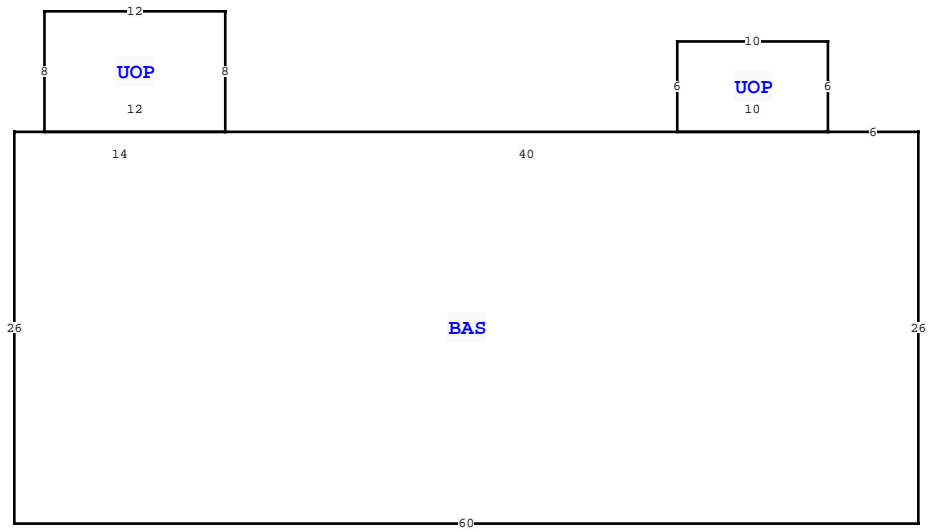
JENKINS KATHY O
255 SW FLATT GLN
LAKE CITY, FL 32024

2026

31-4S-16-03252-001


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			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,561
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			65,650
TOTAL MARKET VALUE			169,811
SOH/AGL Deduction			93,927
ASSESSED VALUE			75,884
TOTAL EXEMPTION VALUE	HX HB		50,884
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			169,811
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	

TOTAL OB/XF											
8,600											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W6 UOP= N6 W10 S6 E10\$ W40 UOP= N8 W12 S8 E12 \$ W14 S26 E60 N26\$.						

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