

LOT 13 INDIAN RIDGE S/D PHS 1.
WD 1171-1045, WD 1291-1117, AG 1

CARNEY THOMAS O/CARNEY KELLIE L
253 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-113
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		5	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	2023
TOTALS	2,160		2,160
			155,694

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%	-	2023							Heated Area: 2160 HX Base Yr 2023		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 72 72 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/11/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			155,694	
TOTAL MARKET OB/XF VALUE			7,600	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			228,294	
SOH/AGL Deduction			22,354	
ASSESSED VALUE			205,940	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			154,529	
TOTAL JUST VALUE			228,294	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			208,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36466	M H	616	03/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2719	2/18/2018	AG	U	V	21	45,000
GRANTOR: WESTRIDGE INC						
GRANTEE: CARNEY THOMAS O						
1291/1117	3/14/2015	WD	U	V	38	48,500
GRANTOR: THOMAS J JR & SHIRLEY						
GRANTEE: WESTRIDGE INC						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0081	DECKING WI	0	100	0	0		1.00	UT 600.00	100
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/11/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=15,14] E72 S30 W72 N30 \$									

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							