W1/2 OF NE1/4 OF NW1/4 OF NE1/4
N1/2 OF PARCEL 14)

CASSIDY TERRY/CASSIDY TIFFANI
457 NW WEIGHTTY GLN
LAKE CITY, FL 32055

2027

32-2S-16-01812-009

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	05	DRYWALL 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	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

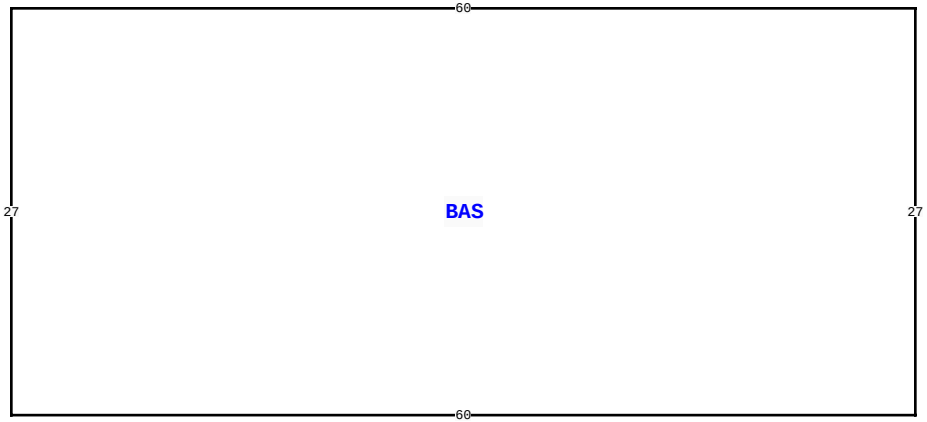
NEIGHBORHOOD/LOC 32216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2007	2006	0	0	0	45.00	55.00

3 MANUF 1 100% - 2007 Heated Area: 1620 HX Base Yr 2007



457 NW WEIGHTTY GLN, LAKE CITY

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

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	18	20	360.00	UT	7.00	7.00	100	2006	2006	3	100	2,520	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,384
TOTAL MARKET OB/XF VALUE		17,320
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		156,704
SOH/AGL Deduction		67,546
ASSESSED VALUE		89,158
TOTAL EXEMPTION VALUE	HX HB SX	89,158
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,719

SALE:1:1: DO NOT KNOW WHY-SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25294	M H	275	12/08/2006
14373	M H	125	08/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1037/1988	2/07/2005	WD	Q	I		40,000
GRANTOR: DOROTHY PIPKIN & LOLA						
GRANTEE: TERRY & TIFFANY CAS						
0741/0703	1/30/1991	WD	U	V	12	7,500
GRANTOR: OSTENDORF						
GRANTEE: DOROTHY PIPKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,320

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	0200	C	MBL HM	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,500							
2	0000	C	VAC RES	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,500							

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS