COMM NW COR OF SEC, RUN S 1930.9
1367.31 FT, S 323.15 FT, W 1366.
FT TO POB & EX 5.01 AC DESC ORB

MATHENEY FRANCES D
107 SW MATHENEY GLN
LAKE CITY, FL 32024

2027

32-3S-16-02422-000

BUILDING CHARACTERISTICS

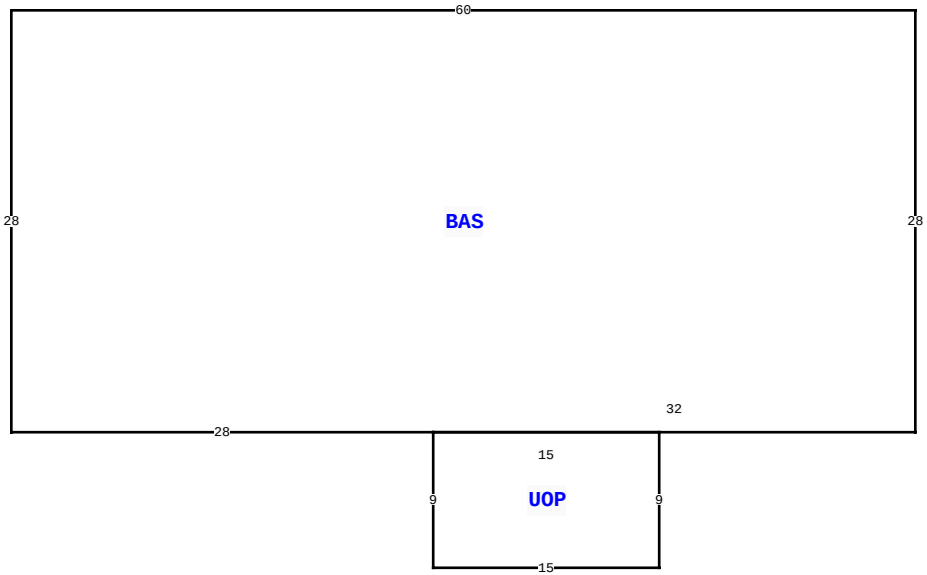
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	47,497
UOP	135	25		34	961
TOTALS	1,815			1,714	48,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	117.8000	70.68	121,146	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1680 HX Base Yr



107 SW MATHENEY GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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		48,458
TOTAL MARKET OB/XF VALUE		37,450
TOTAL LAND VALUE - MARKET		57,760
TOTAL MARKET VALUE		99,073
SOH/AGL Deduction		27,930
ASSESSED VALUE		71,143
TOTAL EXEMPTION VALUE	HX HB WX	49,373
BASE TAXABLE VALUE		21,770
TOTAL JUST VALUE		143,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36044	GARAGE	144	11/29/2017
32342	M H	361	09/30/2014
20357	M H	125	01/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0626/0206	6/16/1987	WD	U	V		18,000
GRANTOR: WELLING P J &						
GRANTEE: MATHENEY WILLIAM T						
0529/0298	1/01/1984	WD	Q	V		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E28 UOP= S9 E15 N9 W15$ E32 N28$.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
7	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0030	BARN,MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	100	2025	2024		100	22,500	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	900.00	900.00	100	2025	2024		100	900	

LAND DESCRIPTION

TOTAL OB/XF 37,450

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.16	AC		1.00	1.00	1.00	280.00	280.00	1,165							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.16	AC		1.00	1.00	1.00	11,000.00	11,000.00	45,760							

REVIEW DATE 12/04/2024 BY JB Total Acres: 5.16 Total Land Value: 13,165 Market: 45,760 Agricultural: 1,165 Common: 12,000 PRINTED 11/17/2026 BY SYS