COMM NW COR OF SEC, RUN SOUTH 12
COR OF KAL-WAY UNREC S/D, S 635.
686.12 FT TO POB, CONT EAST 681.

MATHENEY FRANCE
107 SW MATHENEY GLN
LAKE CITY, FL 32024

2027

32-3S-16-02422-008

BUILDING CHARACTERISTICS

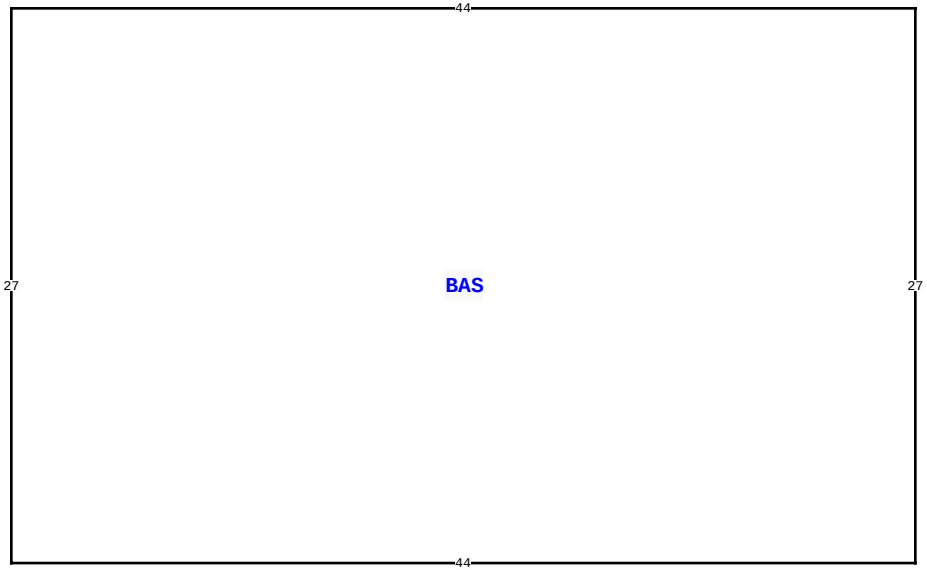
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,188	100		1,188	35,937
TOTALS	1,188			1,188	35,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	82.6560	49.59	58,913	2009	2009	0	0	0	39.00	61.00

1 MOBILE HME 0% - 2021 Heated Area: 1188 HX Base Yr



303 SW MATHENEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0030	BARN,MT	0	0	22	25	1.00	UT	0.00	0.00	100	0	0	3	100	4,538	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,937
TOTAL MARKET OB/XF VALUE	9,138
TOTAL LAND VALUE - MARKET	56,110
TOTAL MARKET VALUE	58,198
SOH/AGL Deduction	0
ASSESSED VALUE	58,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,198
TOTAL JUST VALUE	101,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042083	Roof Replacement	6,000	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0460	5/26/2020	WD	U	I	30	100

GRANTOR: WILLIAM T & FRANCES D

GRANTEE: WILLIAM T & FRANCES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=46,20] S27 E44 N27 W44 $

.

LAND DESCRIPTION

TOTAL OB/XF 9,138

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 12/04/2024 BY JB Total Acres: 5.01 Total Land Value: 13,123 Market: 44,110 Agricultural: 1,123 Common: 12,000 PRINTED 11/17/2026 BY SYS