

BEG 468.15 FT S OF NE COR OF W1/  
NW1/4, CONT S 294.72 FT, W 342.2  
FT, W 330 FT, N 30 FT, E 330 FT,

BAKKER KATHI  
172 SW RIZZO GLN  
LAKE CITY, FL 32024

**2026**

32-3S-16-02430-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	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		5	100
Bathrooms		3	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	
TOTALS	2,160		2,160 225,336

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2024		Heated Area: 2160					HX Base Yr	2024	

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			225,336
TOTAL MARKET OB/XF VALUE			8,499
TOTAL LAND VALUE - MARKET			17,600
TOTAL MARKET VALUE			251,435
SOH/AGL Deduction			5,026
ASSESSED VALUE			246,409
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			139,998
TOTAL JUST VALUE			251,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39675	M H	0	06/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2252	2/07/2024	WD	U	I	11	100
GRANTOR: SW RIZZO GLEN LAND TR						
GRANTEE: BAKKER KATHI						
1507/2466	2/07/2024	WD	U	I	11	100
GRANTOR: SW RIZZO GLEN LAND TR						
GRANTEE: BAKKER KATHI						

EXTRA FEATURES		172 SW RIZZO GLN, LAKE CITY																				
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	0166	CONC,PAVMT	0	100	0	0			666.00	UT	2.25				2.25	100	2020	2020	3	100	1,499	
2	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W72 S30 E72 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-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	22,000.00	17,600.00	17,600								