

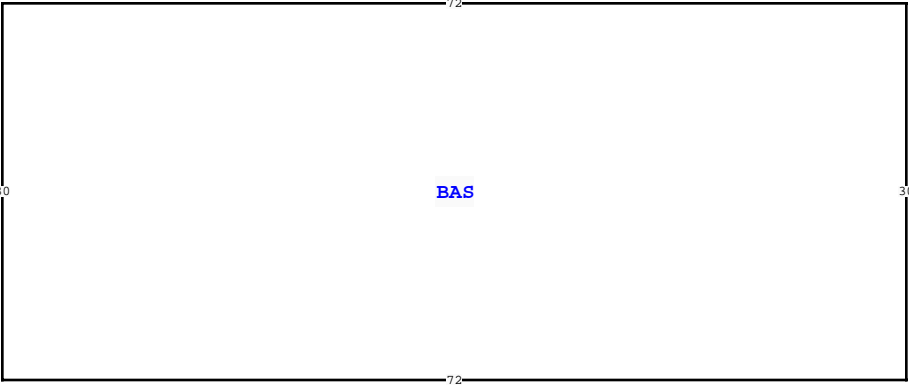
BEG 468.15 FT S OF NE COR OF W1/  
NW1/4, CONT S 294.72 FT, W 342.2  
FT, W 330 FT, N 30 FT, E 330 FT,

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	216,413
TOTALS	2,160			2,160	216,413

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		237,816	2020	2020	0	0	9.00	91.00													
				Heated Area: 2160				HX Base Yr 2024																
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/20/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/20/2026	MLU
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				04/20/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,413
TOTAL MARKET OB/XF VALUE			8,499
TOTAL LAND VALUE - MARKET			17,600
TOTAL MARKET VALUE			242,512
SOH/AGL Deduction			0
ASSESSED VALUE			242,512
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			136,101
TOTAL JUST VALUE			242,512
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						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S30 E72 N30\$.	

EXTRA FEATURES																	
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				3	100	1,499
2	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				3	100	7,000

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								