

LOT 15 KALWAY S/D UNREC: COMM NW  
 DEG 700.66 FT, S 233.87 FT, W 18  
 RUN S 233.83 FT, W 165 FT, N 233

JOHNSON KAYLA  
 181 SW RIZZO GLN  
 LAKE CITY, FL 32024

2026

32-3S-16-02430-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	32316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2023
TOTALS	1,404		1,404
			85,251

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2023	Heated Area: 1404			HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2023</span> </div>												
TOTALS	1,404		1,404								85,251	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,251
TOTAL MARKET OB/XF VALUE			9,450
TOTAL LAND VALUE - MARKET			18,400
TOTAL MARKET VALUE			113,101
SOH/AGL Deduction			20,099
ASSESSED VALUE			93,002
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			41,591
TOTAL JUST VALUE			113,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044399	Mobile Home		05/10/2022
13722	M H	125	03/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0804	1/07/2020	WD	U	I	30	16,000
GRANTOR: MATTIE M CONNER						
GRANTEE: KAYLA JOHNSON						
0844/1955	8/28/1997	AD	Q	V		7,250
GRANTOR: THEAJO T DAVIS						
GRANTEE: CONNER						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0296	SHED METAL	0	100	0	0
2	0169	FENCE/WOOD	0	100	0	0
3	9945	Well/Sept	0	100	0	0
4	0296	SHED METAL	0	100	0	0
5	0040	BARN, POLE	0	100	0	0
6	0081	DECKING WI	0	100	0	0

TOTAL OB/XF													9,450				
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	0296	SHED METAL	0	100	0	0		1.00	UT 400.00	50	1998	1998	3	50	200		
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2006	2006	3	100	1,200		
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000		
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	50		
5	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400		
6	0081	DECKING WI	0	100	0	0		1.00	UT 600.00	100	2023	2022		100	600		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=18,15] E52 S27 W52 N27 \$			

LAND DESCRIPTION																								
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	23,000.00	18,400.00	18,400							