COMM SW COR OF SW1/4 OF NW1/4, N
FT TO E R/W OF PARNELL AVE, CONT
POB, N 205 FT, E 425.20 FT, S 20

ANDERSCH CHRISTOPHER/ANDERSCH CANDY
167 NW OUTBACK GLN
LAKE CITY, FL 32055

2027

33-2S-16-01816-017

BUILDING CHARACTERISTICS

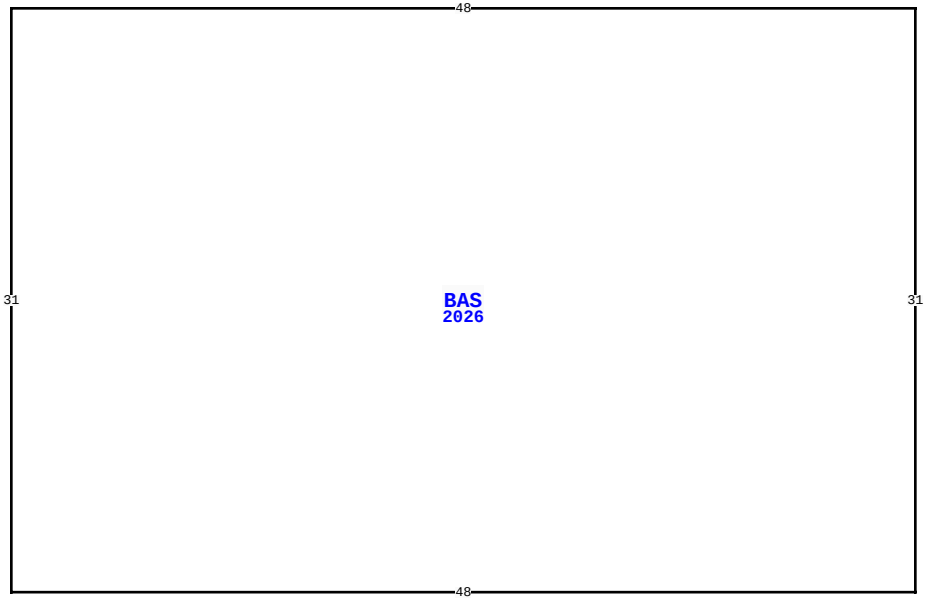
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2026	1,488	163,848
TOTALS	1,488			1,488	163,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,488	113.5000	112.36	167,192	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1488 HX Base Yr 2026



167 NW OUTBACK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,848
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,500
TOTAL MARKET VALUE		187,348
SOH/AGL Deduction		128,781
ASSESSED VALUE		58,567
TOTAL EXEMPTION VALUE	HX HB	33,567
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		187,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052014	Mobile Home		01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2092	2/09/2024	QC	U	V	11	100
GRANTOR: CARPENTER RONALD						
GRANTEE: ANDERSCH CHRISTOPHE						
1507/1130	1/31/2024	LE	U	I	14	100
GRANTOR: CARPENTER RONALD						
GRANTEE: CARPENTER RONALD (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,7] E48 S31 W48 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		00	0.00	0.00	2.00	AC		1.00	1.00	0.75	11,000.00	8,250.00	16,500							

REVIEW DATE 04/17/2025 BY MLU Total Acres: 2.00 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS