COMM NW COR SW1/4, SW1/4, E 60 F
CONT E 658.42 FT, S 330.80 FT, W
N 330.80 FT TO POB.

TAYLOR CAMON
175 SE KLONDIKE PL
LAKE CITY, FL 32025

2027

33-2S-16-01819-001

BUILDING CHARACTERISTICS

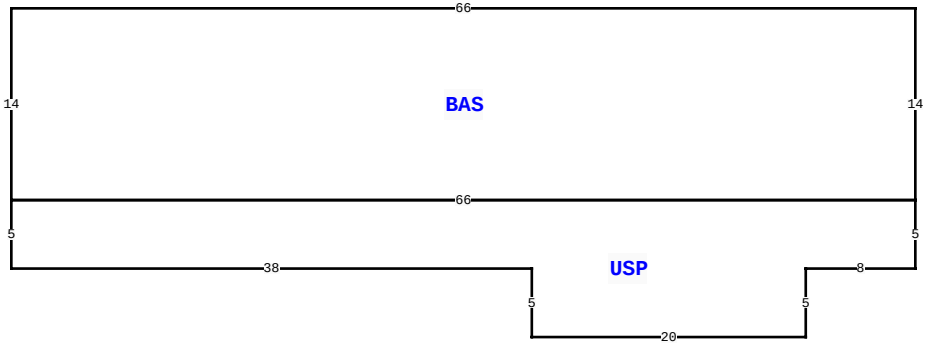
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	924	100		924	15,686
USP	430	35		150	2,546
TOTALS	1,354			1,074	18,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,074	70.7400	42.44	45,581	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



136 NW BRIAN GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,715
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	99,005
SOH/AGL Deduction	16,805
ASSESSED VALUE	82,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,200
TOTAL JUST VALUE	99,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043977	Electrical Servic	0	03/22/2022
27307	M H	398	09/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2260	2/23/2026	QC	U	I	11	100
GRANTOR: TAYLOR LUCIENNE						
GRANTEE: TAYLOR CAMON						
1420/1211	9/29/2020	QC	U	I	11	100
GRANTOR: VIRGINIA V PARNELL						
GRANTEE: LUCIENNE TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 USP= S5 E38 S5 E20 N5 E8 N5 W66$ E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 03/28/2022 BY JB Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS

COMM NW COR SW1/4, SW1/4, E 60 F
CONT E 658.42 FT, S 330.80 FT, W
N 330.80 FT TO POB.

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BUILDING CHARACTERISTICS

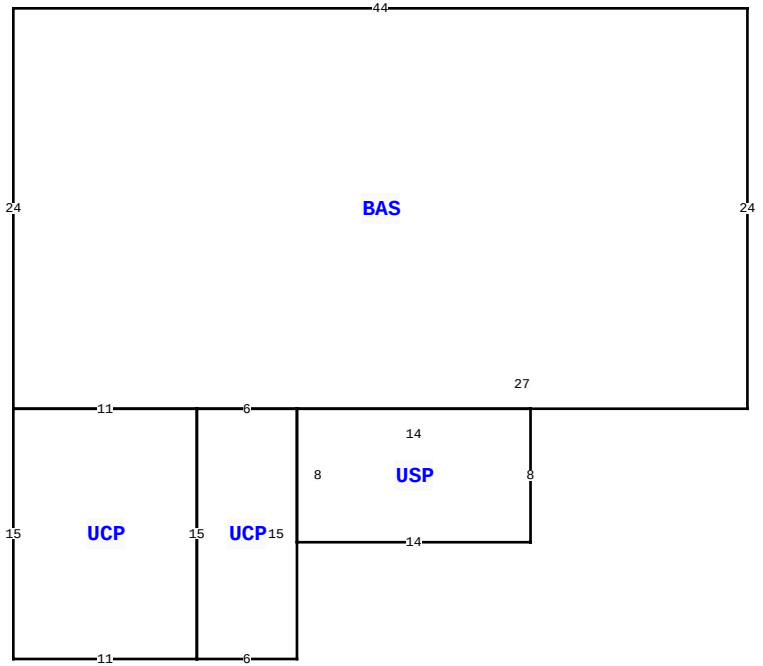
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Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	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	1,056	100		1,056	22,560
UCP	90	20		18	384
UCP	165	20		33	705
USP	112	35		39	833
TOTALS	1,423			1,146	24,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,146	89.0190	53.41	61,208	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 1056 HX Base Yr



136 NW BRIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BASE TAXABLE VALUE	82,200
TOTAL JUST VALUE	99,005
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: TAYLOR CAMON						
1420/1211	9/29/2020	QC	U	I	11	100
GRANTOR: VIRGINIA V PARNELL						
GRANTEE: LUCIENNE TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 UCP= S15 E11 N15 W11$ E11 UCP= S15 E6 N15 W6$ E6
USP= S8 E14 N8 W14$ E27 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2022 BY JB Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS