ONE AC OFF N END OF LOT 5 IN NE1
864-475, WD 1033-1516, WD 1149-1

GALLOWAY RENTZ
495 NW WINFIELD ST
LAKE CITY, FL 32055

2027

33-3S-17-06454-000

BUILDING CHARACTERISTICS

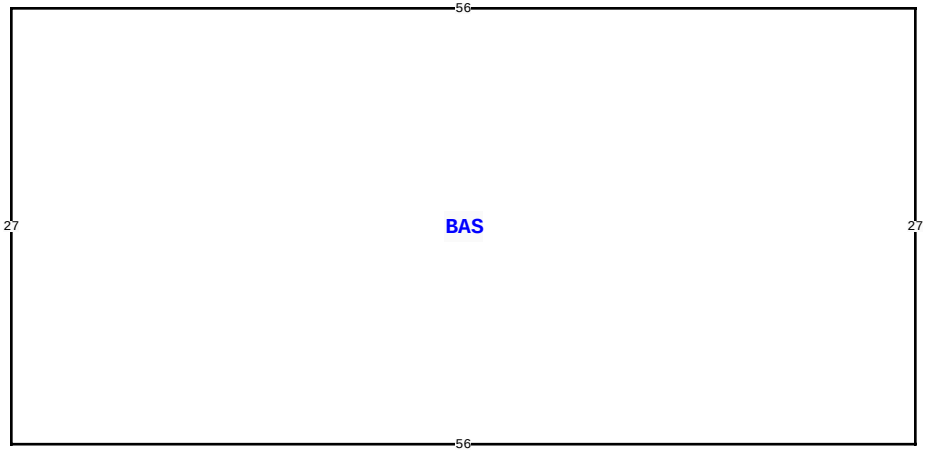
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	74,606
TOTALS	1,512			1,512	74,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.9000	109.65	165,791	1999	1999	10	0	0	45.00	45.00

3 MANUF 1 100% - 2018 Heated Area: 1512 HX Base Yr 2018



336 NE WEBSTER AVE, LAKE CITY

BLD DATE		LGL DATE	
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
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		74,606
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		7,579
TOTAL MARKET VALUE		88,185
SOH/AGL Deduction		38,588
ASSESSED VALUE		49,597
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,597
TOTAL JUST VALUE		88,185
NCON VALUE		3,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,188

SALE:1:1: SALE INCL RE# 06454-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26941	M H	375	04/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/190	5/22/2026	WD	U	I	37	25,000
GRANTOR: WHITNEY CHERYL TERRAL						
GRANTEE: GALLOWAY RENTZ						
1315/2110	5/27/2016	WD	U	I	12	57,000
GRANTOR: FRIER FINANCE INC						
GRANTEE: CHERYL T WHITNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		RSF/MH	0.00	0.00	43,560.00	SF		1.00	1.00	0.35	0.50	0.17	7,579							

REVIEW DATE 09/23/2026 BY TP Total Acres: 1.00 Total Land Value: 7,579 Market: 0 Agricultural: 0 Common: 7,579 PRINTED 11/17/2026 BY SYS