COMM NW COR OF NW1/4 OF NE1/4, E
S 183.54 FT FOR POB, S 208.72 FT
N 208.72 FT, W 211.29 FT TO POB.

JACKSON ELIZABETH
251 NW WHITEWATER GLN
LAKE CITY, FL 32055

2027

34-2S-16-01841-005

BUILDING CHARACTERISTICS

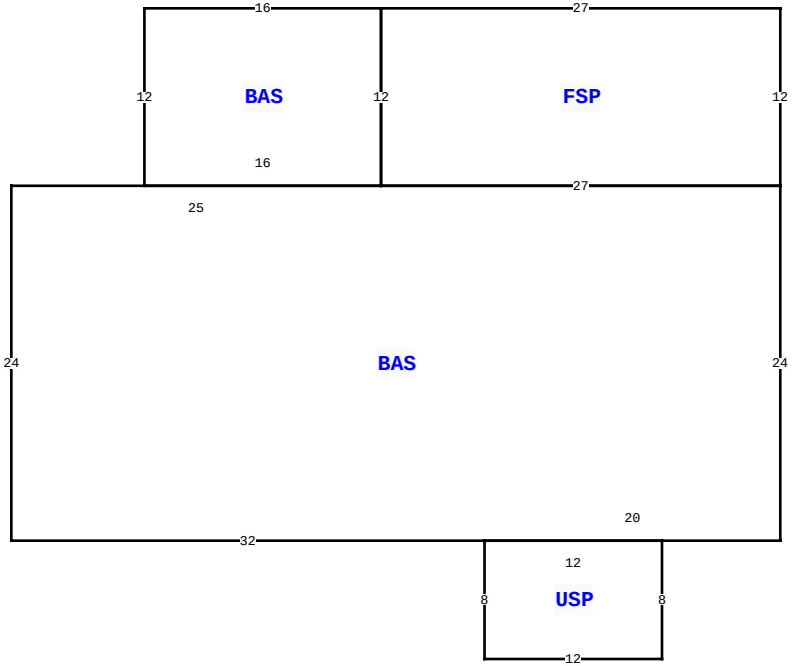
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	5,202
BAS	1,248	100		1,248	33,816
FSP	324	40		130	3,522
USP	96	35		34	921
TOTALS	1,860			1,604	43,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,604	112.9000	67.74	108,655	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1440 HX Base Yr



251 NW WHITEWATER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,462
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		69,662
SOH/AGL Deduction		37,586
ASSESSED VALUE		32,076
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,076
TOTAL JUST VALUE		69,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,662

XFOB:1:1: PEACHTREE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0581/0371	12/01/1985	WD	Q	I		3,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N12 W16 S12 E16$ W25 S24 E32 USP= S8 E12 N8 W12$ E20 N24$ FSP= N12 W27 S12 E27$.

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS