

BEG 679.16 FT N OF SE COR OF NW1  
W 251.98 FT, N 210 FT, E 247.14  
TO POB.

BYRDEN JOLENA  
PO BOX 3172  
LAKE CITY, FL 32056

**2026**

34-2S-16-01842-002

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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	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	34216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2024
TOTALS	1,140		1,140 128,704

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0203	02	1,140	113.0000	116.39	132,685	2023	2023	0	0	3.00	97.00		
2 MANUF 3		100% - 2024		Heated Area: 1140				HX Base Yr 2023					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				128,704	
TOTAL MARKET OB/XF VALUE				12,508	
TOTAL LAND VALUE - MARKET				10,200	
TOTAL MARKET VALUE				151,412	
SOH/AGL Deduction				2,195	
ASSESSED VALUE				149,217	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				97,806	
TOTAL JUST VALUE				151,412	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				152,739	
XFOB:1:1: PINECR MH					
PERMIT NUM					
DESCRIPTION		AMT		ISSUED	
000047360	Mobile Home			06/01/2023	
000046838	Electrical Servic	0		03/28/2023	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1463/1477	3/25/2022	WD U	I 11		100
GRANTOR: BYRDEN JOSEPH EMANUEL					
GRANTEE: BYRDEN JOLENA					
1449/1974	10/12/2021	PB U	I 18		0
GRANTOR: CLERK OF COURT (EST O					
GRANTEE: BYRDEN JOSEPH EMANU					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=16,11] E76 S15 W76 N15 \$					

EXTRA FEATURES														198 NW OUR GLN, LAKE CITY		
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	0070	CARPORT UF	0	100	13	20		1.00	UT 0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	12	24		288.00	UT 5.00	70	1993	1993	3	70	1,008	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	10	12		120.00	UT 7.50	100	2008	2008	3	100	900	
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
TOTAL OB/XF 12,508																

LAND DESCRIPTION														TOTAL OB/XF 12,508										
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	0102	C	SFR/MH	100		00	0.00	0.00	1.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	10,200							