LOT 1 WOODGLEN S/D.

802-323, 841-2071, WD 1085-1022,

HELFRICK JOEL A/HELFRICK KATHRYN
272 NW CREDO WAY
LAKE CITY, FL 32055-5558

**2027**

**34-2S-16-01844-101**

## BUILDING CHARACTERISTICS

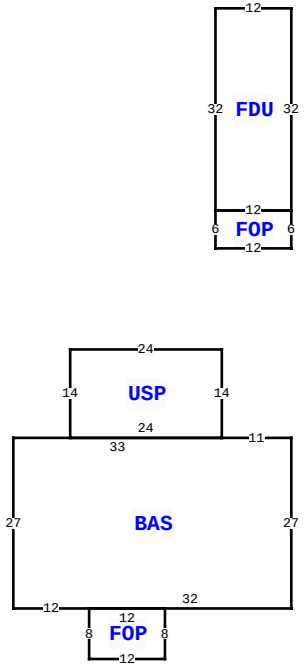
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 34216.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | | 1,188 | 70,430 |
| FDU | 384 | 75 | | 288 | 17,074 |
| FOP | 72 | 35 | | 25 | 1,482 |
| FOP | 96 | 35 | | 34 | 2,016 |
| USP | 336 | 35 | | 118 | 6,995 |
| TOTALS | 2,076 | | | 1,653 | 97,997 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,653 | 115.9000 | 107.79 | 178,177 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 100% - 2007 Heated Area: 1188 HX Base Yr 2007




272 NW CREDO WAY, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 100 | 1,344 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 40 | 2008 | 2008 | 3 | 40 | 720 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,997 |
| TOTAL MARKET OB/XF VALUE | | 11,064 |
| TOTAL LAND VALUE - MARKET | | 57,500 |
| TOTAL MARKET VALUE | | 166,561 |
| SOH/AGL Deduction | | 86,485 |
| ASSESSED VALUE | | 80,076 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 28,665 |
| TOTAL JUST VALUE | | 166,561 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 167,616 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19021 | M H | 125 | 12/07/2001 |
| 17696 | M H | 125 | 12/01/2000 |
| 14208 | M H | 125 | 06/29/1998 |
| 13363 | M H | 125 | 12/01/1997 |
| 9562 | M H | 125 | 04/03/1995 |
| 8811 | M H | 125 | 09/02/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1103/0403 | 11/17/2006 | WD | Q | I | | 141,000 |
| GRANTOR: HUBERT M & ROSE F LAP | | | | | | |
| GRANTEE: JOEL A & KATHRYN HE | | | | | | |
| 1085/1026 | 4/28/2006 | WD | Q | I | | 129,000 |
| GRANTOR: DANNY & BETTY DIXON | | | | | | |
| GRANTEE: HUBERT M & ROSE F L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 USP= N14 W24 S14 E24$ W33 S27 E12 FOP= S8E12 N8 W12$ E32 N27$ PTR= N30 FOP= N6 FDU= N32 W12S32 E12$ W12 S6 E12$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 11,064

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 50,000.00 | 57,500.00 | 57,500 | | | | | | | |

REVIEW DATE 02/15/2023 BY KS Total Acres: 6.56 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/17/2026 BY SYS