BEG 679.16 FT N & 251.98 FT W OF OF SE1/4, RUN W 388.50 FT, N 210 FT, S 210 FT TO POB.

WRIGHT ALPHIA P
169 NW OUR GLN
LAKE CITY, FL 32055

**2027**

**34-2S-16-01857-003**

## BUILDING CHARACTERISTICS

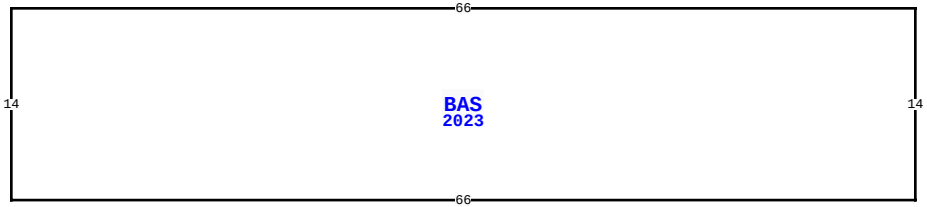
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 2023 | 924 | 25,170 |
| TOTALS | 924 | | | 924 | 25,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 113.5000 | 68.10 | 62,924 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr




169 NW OUR GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2027 | 2026 | | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 25,170 |
| TOTAL MARKET OB/XF VALUE | 10,000 |
| TOTAL LAND VALUE - MARKET | 20,570 |
| TOTAL MARKET VALUE | 55,740 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,740 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,740 |
| TOTAL JUST VALUE | 55,740 |
| NCON VALUE | 3,000 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,740 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054926 | Mobile Home | | 02/02/2026 |
| 000054241 | Right-of-Way Acce | | 10/15/2025 |
| 000041707 | Mobile Home | | 04/09/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1383/2622 | 5/02/2019 | WD | Q | V | 01 | 8,000 |
| GRANTOR: EUGENIA DYE | | | | | | |
| GRANTEE: ALPHIA P WRIGHT | | | | | | |
| 410/247 | 8/01/1978 | WD | U | I | 11 | 43 |
| GRANTOR: BELVIN MATTIE | | | | | | |
| GRANTEE: PEARSON JAMES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,15] E66 S14 W66 N14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 10,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.87 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 20,570 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.87 Total Land Value: 20,570 Market: 0 Agricultural: 0 Common: 20,570 PRINTED 11/17/2026 BY SYS