COMM NE COR OF SE1/4 OF SE1/4, W
228.46 FT FOR POB, CONT S 210 F
210 FT, E 210 FT TO POB.

DRIGGERS TRAVIS J/MASSEY CLAIRE A
530 NW WINFIELD ST
LAKE CITY, FL 32055

2027

34-2S-16-01862-006

BUILDING CHARACTERISTICS

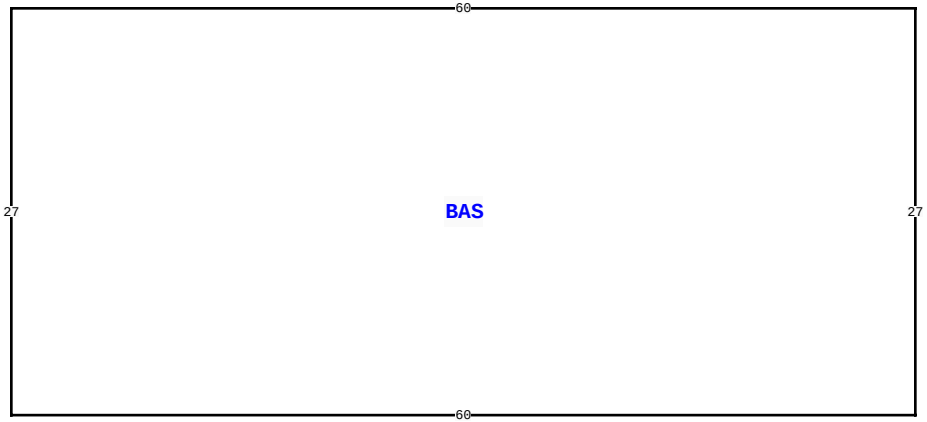
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	116,535
TOTALS	1,620			1,620	116,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	119.0000	110.67	179,285	1998	2010	0	0	0	35.00	65.00

2 MANUF 1 0% - 2026 Heated Area: 1620 HX Base Yr



530 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,535
TOTAL MARKET OB/XF VALUE	8,690
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	137,225
SOH/AGL Deduction	0
ASSESSED VALUE	137,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,225
TOTAL JUST VALUE	137,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052839	Roof Replacement	6,000	04/07/2025
17683	M H	125	11/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1938	6/27/2025	WD	U	I	30	212,800
GRANTOR: MORRISON MICHAEL						
GRANTEE: DRIGGERS TRAVIS J						
1350/1944	12/22/2017	WD	Q	I	01	42,500
GRANTOR: KATHALINE ANN BERNIER						
GRANTEE: MICHAEL MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0130	CLFENCE 5	0	0	0	0	300.00	UT	5.50	5.50	60	2000	2000	3	60	990	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,690

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/17/2018 BY KR Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS