BEG AT NW COR OF SE1/4 OF SW1/4, FT, SW 646.77 FT, W 330.68 FT, N POB.

BACCHIO ANTHONY
415 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03273-001

BUILDING CHARACTERISTICS

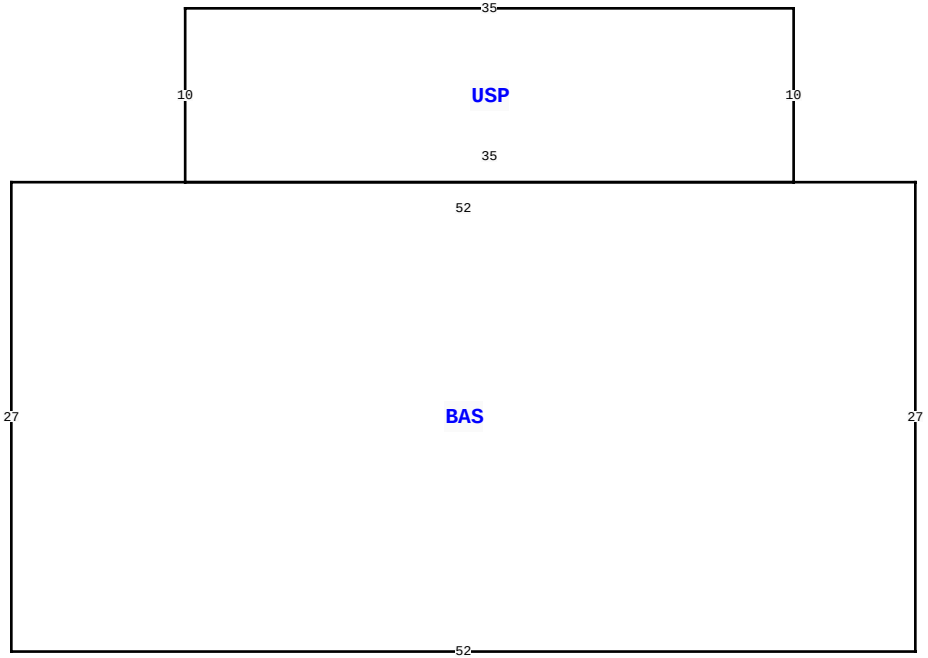
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	73,514
USP	350	35		122	6,388
TOTALS	1,754			1,526	79,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,526	119.0000	95.20	145,275	1995	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024



415 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	1995	1995	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,901
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		58,320
TOTAL MARKET VALUE		146,421
SOH/AGL Deduction		13,639
ASSESSED VALUE		132,782
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		76,371
TOTAL JUST VALUE		146,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044987	Roof Replacement	10,285	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1467	2/24/2023	WD	Q	I	01	175,000
GRANTOR: GORILLA CAPITAL FLORI						
GRANTEE: BACCHIO ANTHONY						
1468/481	5/26/2022	WD	U	I	37	49,000
GRANTOR: GREEN RUSSELL S						
GRANTEE: GORILLA CAPITAL FLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S27 E52 N27 $
USP=[ORIG=-7,0] N10 W35 S10 E35 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	46,320							

REVIEW DATE 03/28/2023 BY ME Total Acres: 4.86 Total Land Value: 58,320 Market: 0 Agricultural: 0 Common: 58,320 PRINTED 11/17/2026 BY SYS