COMM SE COR OF SE1/4 OF SW1/4,
RUN W 329.88 FT FOR POB, CONT
W 329.87 FT, NE 574.61 FT, SE

FOLLANSBEE CHRIS/FOLLANSBEE BRENDA
496 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03273-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

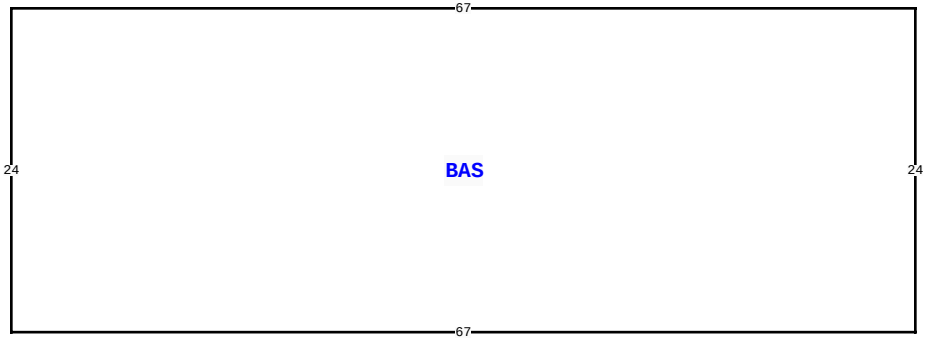
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	37,364
TOTALS	1,608			1,608	37,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,608	96.8150	58.09	93,409	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 1608 HX Base Yr 1995



496 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	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,364
TOTAL MARKET OB/XF VALUE		15,000
TOTAL LAND VALUE - MARKET		61,512
TOTAL MARKET VALUE		113,876
SOH/AGL Deduction		50,219
ASSESSED VALUE		63,657
TOTAL EXEMPTION VALUE	HX HB	38,657
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,876

SALE:3:1: 4.66 AC WITH MH

SALE:2:1: REPO

BLDG:2:1: MONT MH

XFOB:1:1: OAKW MH ID#HFNC6514CK314009 ORB 788-098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/0098	3/16/1994	WD	Q	I		30,500
GRANTOR: HARRY DICKS						
GRANTEE: CHRIS & BRENDA FOLL						
0788/0096	9/28/1993	WD	Q	I	02	0
GRANTOR: MICHAEL L WALKER						
GRANTEE: HARRY DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S24 E67 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.66	AC		1.00	1.00	1.10	12,000.00	13,200.00	61,512							

REVIEW DATE 07/23/2019 BY BC Total Acres: 4.66 Total Land Value: 61,512 Market: 0 Agricultural: 0 Common: 61,512 PRINTED 11/17/2026 BY SYS