

COMM SW COR OF SE1/4 OF SW1/4,  
 RUN E 329.87 FT FOR POB, CONT  
 E 329.88 FT, NE 574.61 FT, NW

THIESEN KELLY DEAN TRUSTEE  
 420 SW KESSLER GLN  
 LAKE CITY, FL 32024

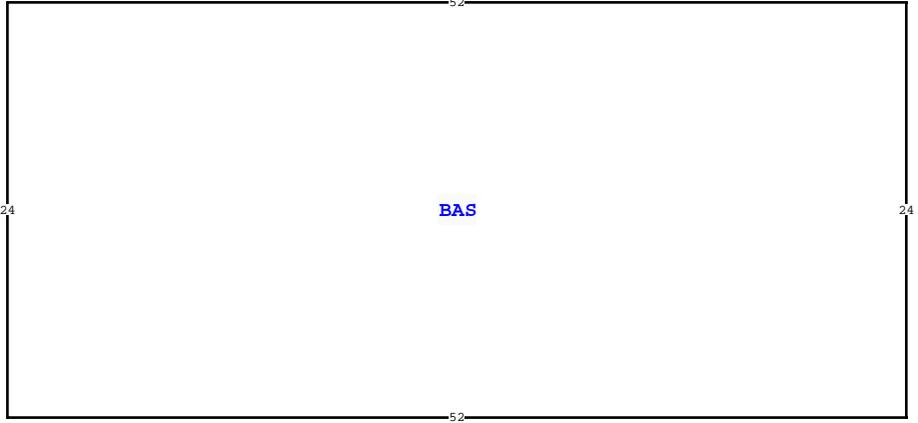
2026

34-4S-16-03273-007



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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		01	
NEIGHBORHOOD/LOC	34416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,508
TOTALS	1,248			1,248	35,508

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2010		88,770	1992	1992	0	0	60.00	40.00
				Heated Area: 1248				HX Base Yr	2010		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			35,508	
TOTAL MARKET OB/XF VALUE			15,423	
TOTAL LAND VALUE - MARKET			56,040	
TOTAL MARKET VALUE			106,971	
SOH/AGL Deduction			45,378	
ASSESSED VALUE			61,593	
TOTAL EXEMPTION VALUE	HX HB		36,593	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			106,971	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			100,609	
SALE: 3:1: 4.85 AC @ 3500/AC. MKT=2600/AC.				
SALE: 2:1: \$.55 STAMPS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
24995	M H	5	09/21/2006	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0748/1437	7/22/1991	WD	Q	V		17,500
GRANTOR: HARRY DICKS						
GRANTEE: KELLY THIESEN						
0721/0404	5/23/1990	WD	U	V		0
GRANTOR: FLOYD EDGLEY						
GRANTEE: J L DICKS						

EXTRA FEATURES																
L N	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	0166	CONC, PAVMT	0	100	24	60		2.00	2.00	60	2002	2002	3	60	1,728	
2	0060	CARPORT F	0	100	18	20		5.00	5.00	70	2002	2002	3	70	1,260	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	20		7.50	7.50	40	2002	2002	3	40	720	
5	9947	Septic	0	100	0	0		3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	12	12		2.00	2.00	40	2002	2002	3	40	115	
7	0060	CARPORT F	0	100	0	0		0.00	0.00	100	2015	2015	3	100	900	
8	0070	CARPORT UF	0	100	0	0		0.00	0.00	100	2019	2019	3	100	700	
TOTALS															15,423	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W52 S24 E52 N24\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,040							