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

2027

34-4S-16-03273-007

BUILDING CHARACTERISTICS

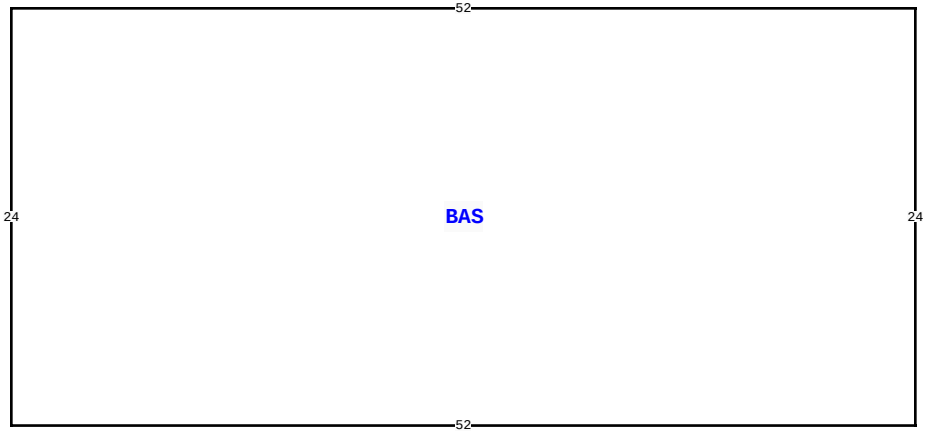
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	33,816
TOTALS	1,248			1,248	33,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	112.9000	67.74	84,540	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1248 HX Base Yr 2010



420 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	0166	CONC,PAVMT	0	100	24	60	1,440.00	UT	2.00	2.00	60	2002	2002	3	60	1,728	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	70	2002	2002	3	70	1,260	
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	12	20	240.00	UT	7.50	7.50	40	2002	2002	3	40	720	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	40	2002	2002	3	40	115	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,816
TOTAL MARKET OB/XF VALUE		15,423
TOTAL LAND VALUE - MARKET		56,040
TOTAL MARKET VALUE		105,279
SOH/AGL Deduction		41,838
ASSESSED VALUE		63,441
TOTAL EXEMPTION VALUE	HX HB	38,441
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,279

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,423

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		A-1	0.00	0.00	4.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,040							

REVIEW DATE 07/23/2019 BY BC Total Acres: 4.67 Total Land Value: 56,040 Market: 0 Agricultural: 0 Common: 56,040 PRINTED 11/17/2026 BY SYS