COMM SW COR, RUN N 725.53 FT
TO N R/W MERRILL LANE, RUN E
ALONG R/W 570 FT FOR POB, RUN

GOETZ FREDERICK/MORROW-GOETZ DEBBIE L
239 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-028

BUILDING CHARACTERISTICS

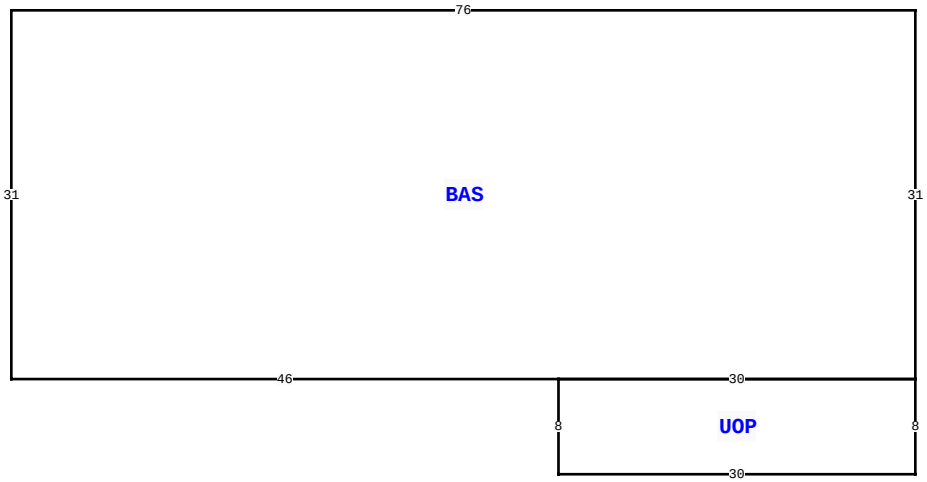
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	125,116
UOP	240	25		60	3,187
TOTALS	2,596			2,416	128,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,416	114.2000	106.21	256,603	2006	2006	0	0	5	45.00	50.00

1 MANUF 1 0% - 2022 Heated Area: 2356 HX Base Yr



239 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,302
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	165,702
SOH/AGL Deduction	0
ASSESSED VALUE	165,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,702
TOTAL JUST VALUE	165,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24995	M H	275	09/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/2173	1/06/2021	WD	Q	I	01	148,000
GRANTOR: PENDARVIS WILLIAM						
GRANTEE: GOETZ FREDERICK						
1165/1912	1/09/2009	WD	U	I	16	54,600
GRANTOR: YVONNE GALLEGOS						
GRANTEE: YVONNE GALLEGOS & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E46 UOP= S8 E30 N8 W30$ E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS