COMM SW COR, RUN N 347.62 FT,
E 659.42 FT FOR POB, RUN N
317.32 FT TO S R/W MERRILL LN,

GRAY NESBITT/REGAR LINDA G
276 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-034

BUILDING CHARACTERISTICS

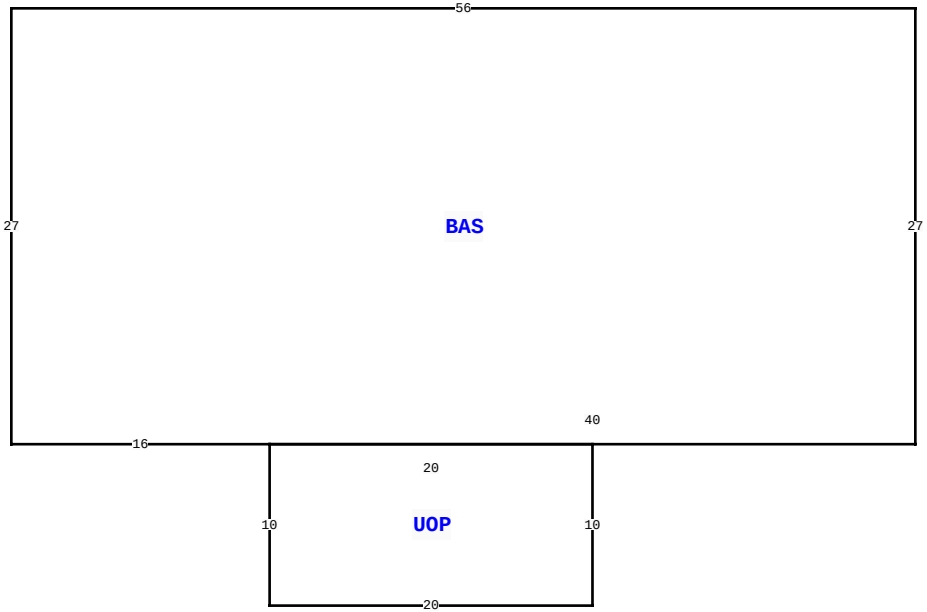
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	126,531
UOP	200	25		50	4,185
TOTALS	1,712			1,562	130,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,562	113.9000	105.93	165,463	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 1997 Heated Area: 1512 HX Base Yr 1997



276 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	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		130,716
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		183,116
SOH/AGL Deduction		88,443
ASSESSED VALUE		94,673
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		38,262
TOTAL JUST VALUE		183,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,522

SALE:3:1: MOBILE HOME NOT ON ROLL ON SALE DATE.

SALE:2:1: AKA LOTS 34 & 35 OAK FOREST INCLUDED MH

XFOB:1:1: FIVE M H ID#GA5S385S230277 ORB 784-032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32772	M H	375	03/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0136	4/22/1996	WD	Q	I		30,000
GRANTOR: PHILLIP & JENNIFER MO						
GRANTEE: NESBITT GRAY & LIND						
0784/0032	2/20/1993	AG	U	I	13	26,900
GRANTOR: BOBBY WELDON						
GRANTEE: PHILIP MOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 UOP= S10 E20 N10 W20$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	2.00	LT		1.00	1.00	0.80	28,000.00	22,400.00	44,800							

REVIEW DATE 07/23/2019 BY BC Total Acres: 2.18 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 11/17/2026 BY SYS