BEG 347.62 FT N & 359.36 FT E OF
RUN N 317.32 FT, E 150.03 FT, S
W 150.03 FT TO POB.(AKA LOT 37 O

BALOG JOHN E
174 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-037

BUILDING CHARACTERISTICS

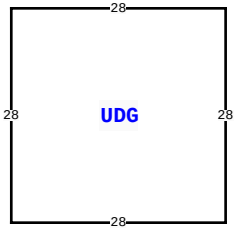
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

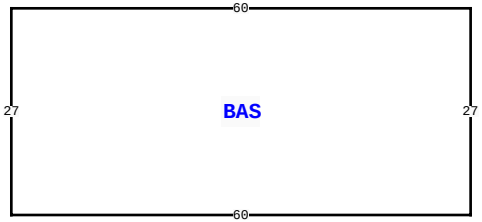
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UDG	784	60		470	13,299
TOTALS	2,404			2,090	59,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,090	117.9000	70.74	147,847	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr





174 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,139
TOTAL MARKET OB/XF VALUE	7,852
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	96,991
SOH/AGL Deduction	0
ASSESSED VALUE	96,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,991
TOTAL JUST VALUE	96,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13966	GARAGE	55	05/04/1998
10061	M H	125	08/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/715	10/18/2023	LE	U	I	14	100
GRANTOR: MITCHELL ILONA (F/K/A						
GRANTEE: BALOG JOHN E (RMDR						
1266/2536	12/17/2013	WD	U	I	30	100
GRANTOR: STEVE G CRAWLEY						
GRANTEE: ILONA CRAWLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$ PTR= N30 UDG= N28 W28 S28 E28$ S30$.

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	0	6	28	168.00	UT	1.50	1.50	100	1998	1998	3	100	252	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,852

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 1.09 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS