BEG 347.62 FT N & 209.33 FT E
OF SW COR OF SEC, RUN N 317.32
FT, E 150.03 FT, S 317.32 FT,

GODFREY THOMAS C
158 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-038

BUILDING CHARACTERISTICS

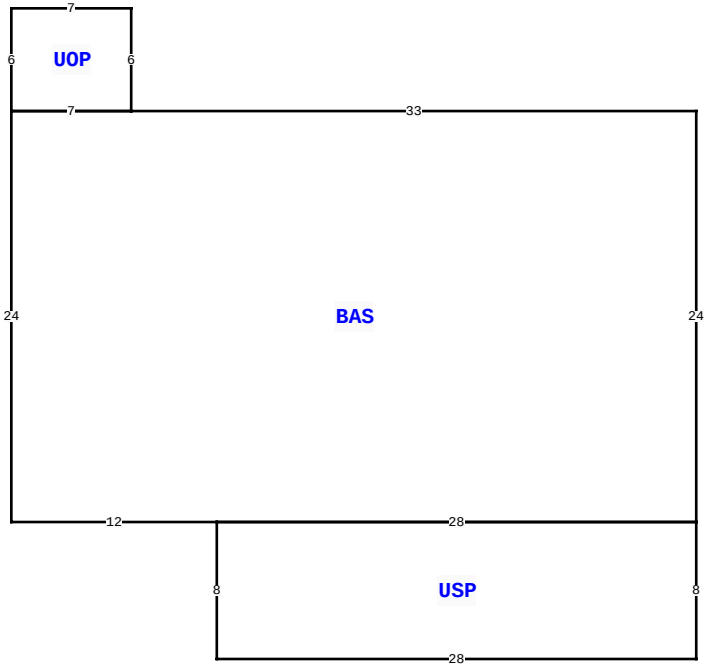
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	960	100		960	21,646
UOP	42	25		10	226
USP	224	35		78	1,759
TOTALS	1,226			1,048	23,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,048	93.9550	56.37	59,076	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 960 HX Base Yr 2001



158 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		23,630
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		61,830
SOH/AGL Deduction		30,124
ASSESSED VALUE		31,706
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,706
TOTAL JUST VALUE		61,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,830

SALE:5:1: AKA LOT 38 OAK FOREST S/D.
SALE:4:1: LOT 38 OAK FOREST S/D UNREC
SALE:3:1: LOT 38 OAK FOREST UNR
SALE:2:1: LOT 38 OAK FOREST UNR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11640	RECONNECT	50	09/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/2047	5/16/2000	WD	Q	I		28,000
GRANTOR: CHARLES SR & MONTINE						
GRANTEE: THOMAS GODFREY & BA						
0829/0591	9/23/1996	WD	Q	I	02	0
GRANTOR: WESTMORELAND						
GRANTEE: WESTMORELAND & WEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N6 W7 S6 E7$ W7 S24 E12 USP= S8 E28 N8 W28$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	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