COMM SW COR, RUN N 725.53 FT,
E 30 FT TO INTERS E R/W OF
MAULDIN RD WITH N R/W MERRILL

TAGGART ALAN C/MARKS SUSAN C
143 SW KESSLER GLN
LAKE CITY, FL 32024

2027

34-4S-16-03274-051

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 100
Air Condition	02	WINDOW 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

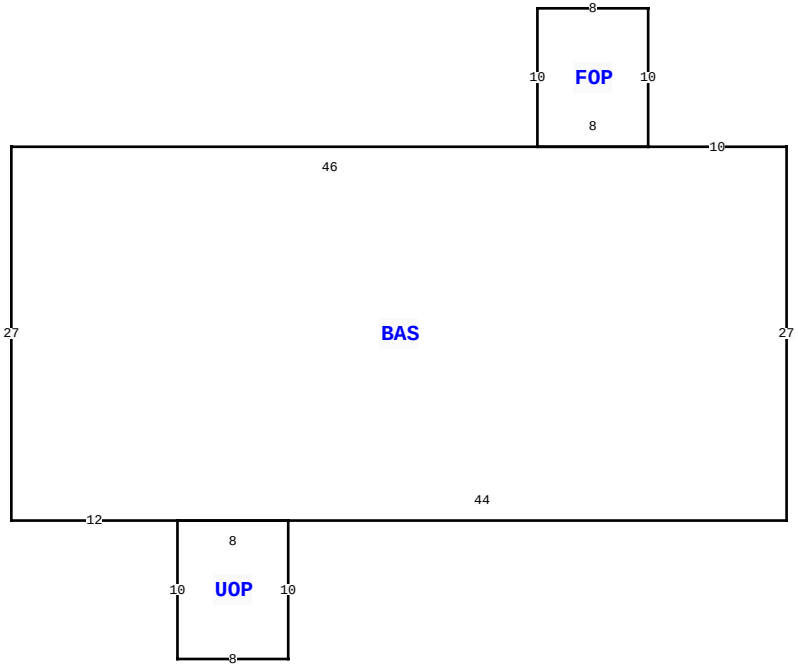
NEIGHBORHOOD/LOC 34416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	86,620
FOP	80	35		28	1,604
UOP	80	25		20	1,146
TOTALS	1,672			1,560	89,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	112.0000	104.16	162,490	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021



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

143 SW KESSLER GLN, LAKE CITY

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	12	14	168.00	UT	5.00	5.00	60	1998	1998	3	60	504	
2	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		89,370
TOTAL MARKET OB/XF VALUE		7,504
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		126,874
SOH/AGL Deduction		50,204
ASSESSED VALUE		76,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,259
TOTAL JUST VALUE		126,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26896	MAINT/ALTR	35	04/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0486	10/30/2020	WD	Q	I	01	72,000
GRANTOR: VELMA PHILLIPS & DIAN						
GRANTEE: ALAN C TAGGART & SU						
1337/2061	5/19/2017	WD	U	I	12	43,000
GRANTOR: FINANCE OF AMERICA RE						
GRANTEE: VELMA PHILLIPS & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N10 W8 S10 E8$ W46 S27 E12 UOP= S10 E8 N10 W8$E44 N27$. S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,504

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	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: 0.92 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS