

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

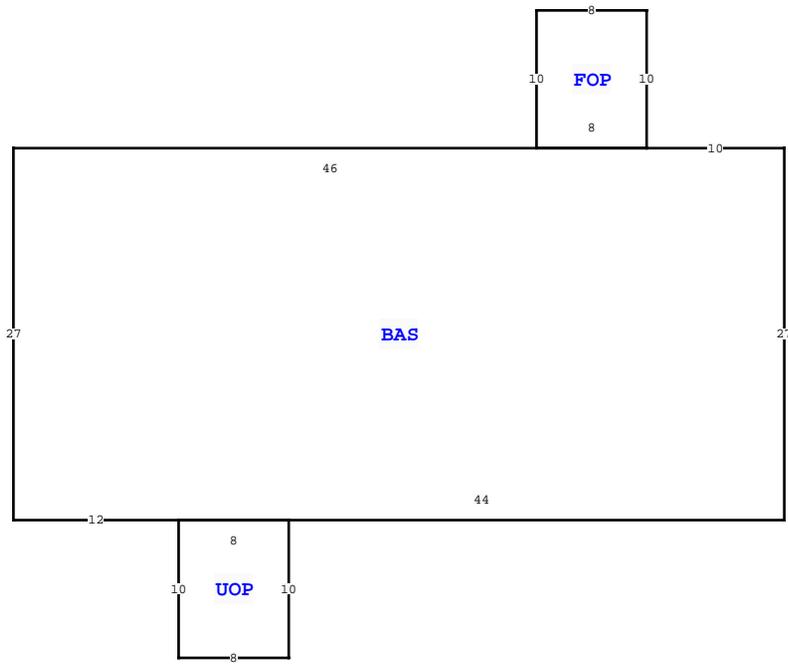
TAGGART ALAN C/MARKS SUSAN C
143 SW KESSLER GLN
LAKE CITY, FL 32024

2026

34-4S-16-03274-051
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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
BAS	1,512	100
FOP	80	35
UOP	80	25
TOTALS	1,672	1,560

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2021	Heated Area: 1512		HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	92,252	
TOTAL MARKET OB/XF VALUE	7,504	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	129,756	
SOH/AGL Deduction	55,319	
ASSESSED VALUE	74,437	
TOTAL EXEMPTION VALUE	HX HB 49,437	
BASE TAXABLE VALUE	25,000	
TOTAL JUST VALUE	129,756	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	125,834	

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						

EXTRA FEATURES															
L N	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				504	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				7,000	

TOTAL OB/XF													
7,504													

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS= W10 W8 S10 E8\$ W46 S27 E12 UOP= S10 E8 N10 W8\$E44 N27\$. S27 E56 N27\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							