2 AC IN NW COR OF SW1/4 OF
SW1/4. DESCRIBED AS FOLLOWS:
BEGIN AT NW COR OF SW1/4 OF

GILL MELISSA JANE
269 NW MATTIE LN
LAKE CITY, FL 32055-3301

2027

35-2S-16-01875-000

BUILDING CHARACTERISTICS

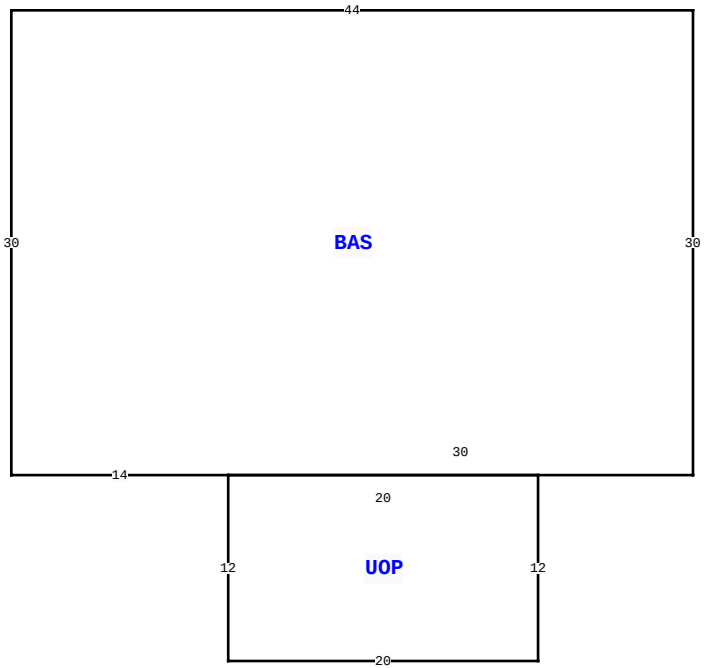
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	35216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	94,080
UOP	240	25		60	4,276
TOTALS	1,560			1,380	98,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	117.9000	109.65	151,317	2011	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2011 Heated Area: 1320 HX Base Yr 2011



269 NW MATTIE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
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	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,356
TOTAL MARKET OB/XF VALUE		10,850
TOTAL LAND VALUE - MARKET		16,500
TOTAL MARKET VALUE		125,706
SOH/AGL Deduction		54,780
ASSESSED VALUE		70,926
TOTAL EXEMPTION VALUE	HX HB	45,926
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045973	Solar Power Syste	13,920	11/22/2022
28850	M H	423	09/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0405	6/24/2008	WD	Q	V		16,000

GRANTOR: ISIAH PARNELL

GRANTEE: MELISSA GILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S30 E14 UOP= S12 E20 N12 W20$ E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,850

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	2.00	AC		1.00	1.00	0.75	11,000.00	8,250.00	16,500							

REVIEW DATE 05/02/2023 BY JB Total Acres: 2.00 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/16/2026 BY SYS