COMM SW COR OF THE NW1/4 OF SW1/
FT FOR POB CONT N 149.35 FT, N 6
FT TO W R/W OF US-41, THENCE S 3

HART DONNA SHEREE
6658 NW US HIGHWAY 41
LAKE CITY, FL 32055

2027

35-2S-16-01881-003

BUILDING CHARACTERISTICS

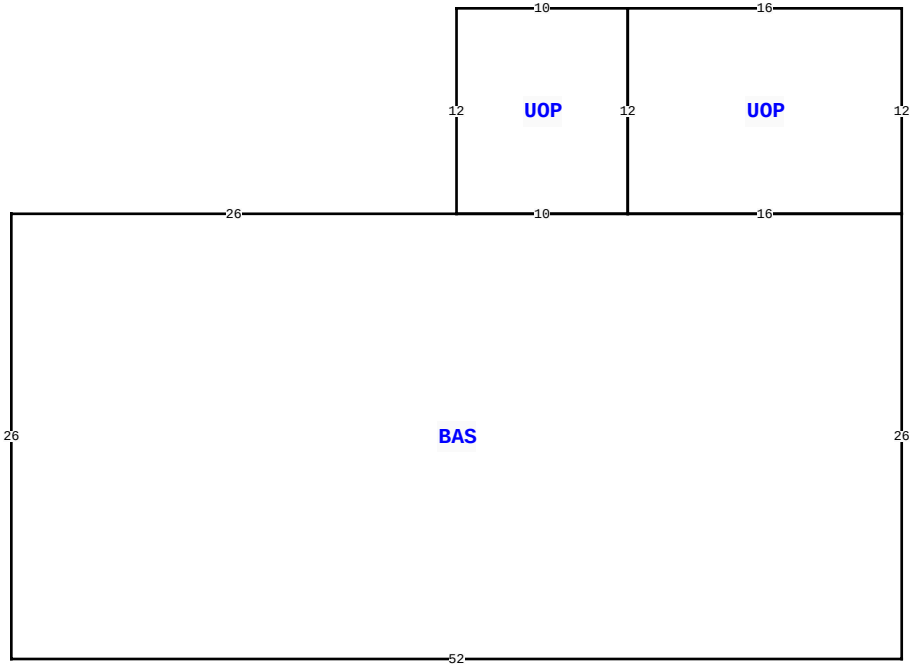
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,352	100		1,352	29,409
UOP	120	25		30	652
UOP	192	25		48	1,044
TOTALS	1,664			1,430	31,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,430	90.6390	54.38	77,763	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1352 HX Base Yr



6656 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	31,105
TOTAL MARKET OB/XF VALUE	10,908
TOTAL LAND VALUE - MARKET	10,080
TOTAL MARKET VALUE	52,093
SOH/AGL Deduction	22,990
ASSESSED VALUE	29,103
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	4,103
TOTAL JUST VALUE	52,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,093

XFOB:1:1: CHADWICK M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/2485	7/30/2007	WD	Q	I	01	0
GRANTOR: FLOYD B MORGAN JR						
GRANTEE: DONNA SHEREE MORGAN						
567/125	6/21/1985	WD	Q	I	01	12,857
GRANTOR: DICKS LOUIS A						
GRANTEE: HART DON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E52 N26 UOP= N12 W16 S12 E16$ W16 UOP= N12 W10 S12 E10$ W10$.

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	10	14	140.00	UT	7.50	7.50	75	1993	1993	3	75	788	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	

LAND DESCRIPTION

TOTAL OB/XF 10,908

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	0.84	AC		1.00	1.00	1.00	12,000.00	12,000.00	10,080							

REVIEW DATE 05/02/2023 BY JB Total Acres: 0.84 Total Land Value: 10,080 Market: 0 Agricultural: 0 Common: 10,080 PRINTED 11/17/2026 BY SYS