COMM NE COR OF NE1/4 OF NW1/4, R
FOR POB, CONT S 295 FT, W 420 FT
TO S R/W OF GRD RD, NE'LY ALONG

RIGGS DAUTY AMELIA
104 SW ADRON PL
LAKE CITY, FL 32024

2027

35-3S-15-00283-000

BUILDING CHARACTERISTICS

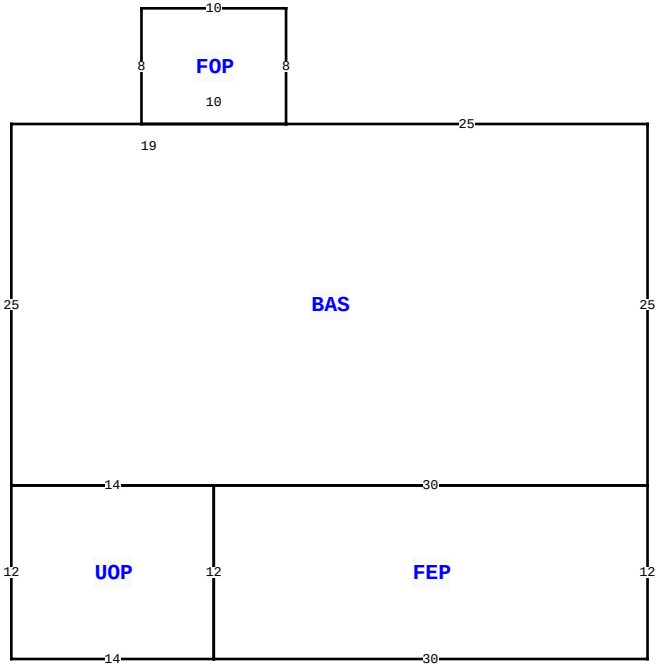
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	25,582
FEP	360	85		306	7,116
FOP	80	35		28	651
UOP	168	25		42	977
TOTALS	1,708			1,476	34,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	96.9000	58.14	85,815	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1100 HX Base Yr



104 SW ADRON PL, 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	0040	BARN,POLE	0	100	30	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,326
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	70,926
SOH/AGL Deduction	35,560
ASSESSED VALUE	35,366
TOTAL EXEMPTION VALUE	HX HB WR 30,000
BASE TAXABLE VALUE	5,366
TOTAL JUST VALUE	70,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,926

XFOB:1:1: SKYLINE/PALM MANOR MH

SALE:1:1: 1.40 AC WITH IMP $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056681	Electrical Servic		09/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1427	3/02/2023	QC	U	I	11	100
GRANTOR: GRAY DAUTY J AKA DAUT						
GRANTEE: RIGGS DAUTY AMELIA						
0804/0152	10/20/1994	QC	Q	I	01	0
GRANTOR: MELVIN J GRAY JR						
GRANTEE: DAUTY J GRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N8 W10 S8 E10$W19 S25 UOP= S12 E14 N12 W14$E14
FEP= S12 E30 N12 W30$ E30N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	1.40	AC		1.00	1.00	1.00	20,000.00	20,000.00	28,000							

REVIEW DATE 07/20/2023 BY JB Total Acres: 1.40 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS