

COMM SW COR OF SW1/4 OF SE1/4,
 RUN E 264 FT FOR POB, RUN N 6
 DEG E 320.62 FT, E 132 FT,

KELSOE CHRISTOPHER SEAN
 655 SE APRIL DR
 LAKE CITY, FL 32025-2027

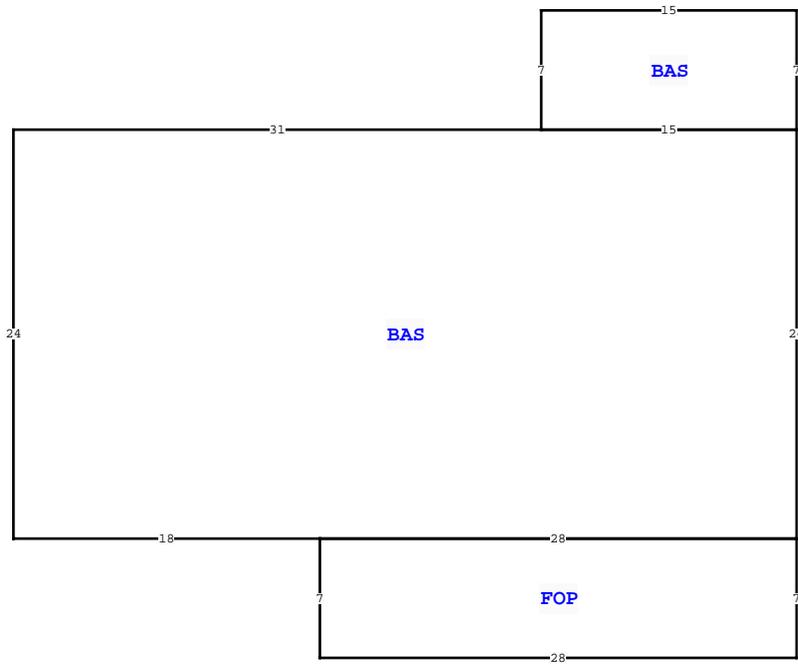
2026

35-4S-17-09030-018



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur		N/A	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	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	02		
NEIGHBORHOOD/LOC	35417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100		105	2,882
BAS	1,104	100		1,104	30,298
FOP	196	35		69	1,894
TOTALS	1,405			1,278	35,074

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2022									
				Heated Area: 1209				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,074
TOTAL MARKET OB/XF VALUE			7,576
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			60,650
SOH/AGL Deduction			20,487
ASSESSED VALUE			40,163
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			15,163
TOTAL JUST VALUE			60,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,978
XFOB:1:1: SEABREEZE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0041	9/20/2019	CD U	I	I	21	40,000
GRANTOR: EDWARD MICHAEL GERGEL						
GRANTEE: CHRISTOPHER SEAN KE						
1187/1382	1/13/2010	WD Q	I	I	01	35,000
GRANTOR: HEATHER TRICE						
GRANTEE: EDWARD M GERGELY						

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	10	24	240.00	UT	1.65	1.65	100	0	0	3	100	396
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	0.75	0.75	100	0	0	3	100	180
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000

LAND DESCRIPTION																								
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	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

TOTAL OB/XF																								
													7,576											