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

2027

35-4S-17-09030-018

BUILDING CHARACTERISTICS

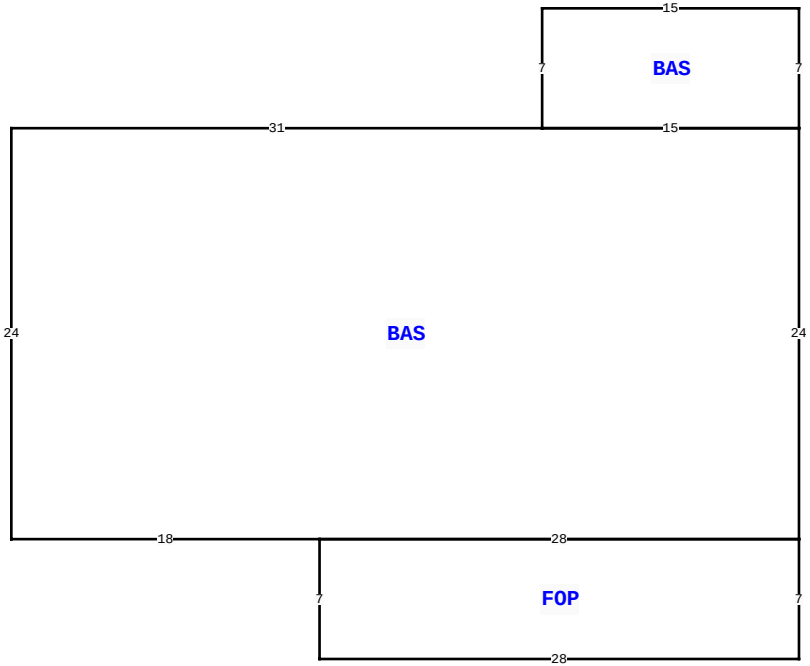
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
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	2,744
BAS	1,104	100		1,104	28,854
FOP	196	35		69	1,803
TOTALS	1,405			1,278	33,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,278	108.9000	65.34	83,505	1973	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1209 HX Base Yr 2022



655 SE APRIL 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,402
TOTAL MARKET OB/XF VALUE		7,576
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		58,978
SOH/AGL Deduction		17,610
ASSESSED VALUE		41,368
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,368
TOTAL JUST VALUE		58,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,978

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	21	40,000
GRANTOR: EDWARD MICHAEL GERGEL						
GRANTEE: CHRISTOPHER SEAN KE						
1187/1382	1/13/2010	WD	Q	I	01	35,000
GRANTOR: HEATHER TRICE						
GRANTEE: EDWARD M GERGELY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S24 E18 FOP= S7 E28N7 W28$ E28 N24 BAS= N7 W15 S7 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,576

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS