

COMM SE COR OF NW1/4 OF NE1/4,
RUN N 30 FT FOR POB, CONT N
360 FT, W 359 FT, S 360 FT, E

STRICKLAND KENNETH OWEN/JOHNSON OM
140 NW KISSIMMEE WAY
LAKE CITY, FL 32055

2026

25-2S-15-00093-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	25215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100		2,013	120,624
FCP	540	25		135	8,089
TOTALS	2,553			2,148	128,714

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
3	0060	CARPORT F	0	100	17	20	340.00	UT	5.00
4	0296	SHED METAL	0	100	12	20	240.00	UT	7.00
5	0281	POOL R/FIB	0	100	11	30	330.00	UT	65.00
6	0282	POOL ENCL	0	100	25	44	1,100.00	UT	15.00
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,310.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	2.96

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,148	115.9000	108.95	234,025	2001	2001	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2001 Heated Area: 2013 HX Base Yr 2001													
140 NW KISSIMMEE, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF													
30,572													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		00	0.00	0.00	2.96	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,714	
TOTAL MARKET OB/XF VALUE		30,572	
TOTAL LAND VALUE - MARKET		22,200	
TOTAL MARKET VALUE		181,486	
SOH/AGL Deduction		77,768	
ASSESSED VALUE		103,718	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		52,996	
TOTAL JUST VALUE		181,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,169	

SALE:3:1: 1.36 AC			
SALE:2:1: 1.60 AC IN EXCHANGE FOR RELEASE OF MTG			
SALE:1:1: 2.96 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17438	M H	125	09/20/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0902/2391	5/19/2000	WD	Q	V		15,000	
GRANTOR: D SULLIVAN							
GRANTEE: STRICKLAND & JOHNSO							
0898/2277	8/25/1999	WD	U	V		100	
GRANTOR: PATRICIA BRADLEY WHIT							
GRANTEE: DENNIS SULLIVAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W63 FCP= W20 S27 E20 N27\$ S27 E37 S13 E24 N13 E2 N27\$.									