(AKA LOT 4 BLOCK E CHADWORTH S/D
COMM SW COR OF NW1/4 OF SE1/4, R
E ALONG N R/W CHADLEY DR 541.12

HALBAKKEN JAMES A/HALBAKKEN RENA F
219 NW CHADLEY LN
LAKE CITY, FL 32055

2025

14-3S-16-02123-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

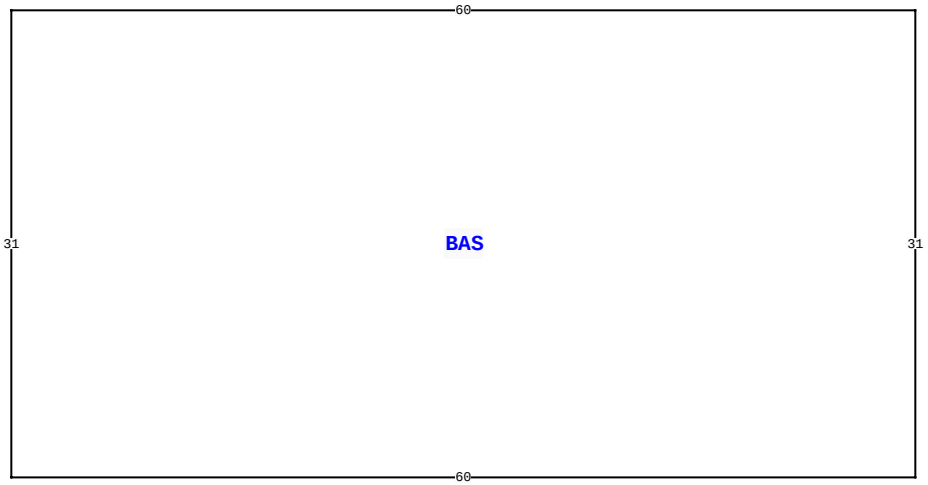
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	188,394
TOTALS	1,860		1,860	188,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	113.5000	104.42	194,221	2021	2021	0	0	0	3.00	97.00

1 MANUF 2 – 100% - 2022 Heated Area: 1860 HX Base Yr 2016



219 NW CHADLEY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,394
TOTAL MARKET OB/XF VALUE		14,685
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		215,079
SOH/AGL Deduction		48,532
ASSESSED VALUE		166,547
TOTAL EXEMPTION VALUE	HX HB VX VP	144,238
BASE TAXABLE VALUE		22,309
TOTAL JUST VALUE		215,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041615	Mobile Home		03/29/2021
16117	M H	125	10/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1989	5/11/2018	LE	U	I	14	100
GRANTOR: JAMES A & RENA F HALB						
GRANTEE: CORY JOSEPH HALBAKK						
1305/1211	12/02/2015	WD	Q	I	01	57,500
GRANTOR: DANIEL & BEVERLY J RO						
GRANTEE: JAMES A & RENA F HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,13] E60 S31 W60 N31 $
.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	180.00	UT	6.50	6.50	100	2009	2009	3	100	1,170	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	1,015.00	1,015.00	100	2021	2021		100	1,015	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,685

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		RSF/M	59.00	200.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.19 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 01/15/2025 BY SYS