

COLUMBIA COUNTY

Property Appraiser

Parcel 08-4S-16-02816-009

Owners

FORSYTHE JANNON MARIA
358 NW IRENE LN
LAKE CITY, FL 32055

Parcel Summary

Location	303 SW LOUIS GLN
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	5.2300
Section	08
Township	4S
Range	16
Subdivision	HOBBS HGHT

Additional Site Addresses

293 SW LOUIS GLN

Legal Description

LOT 7 HOBBS HEIGHTS S/D.

396-116, 759-1247, 942-1093, 972-1128 & 1130,
WD 1063-751, WD 1069-1197, QC 1138-204,
QC 1145-1526, QC 1163-664, WD 1471-318,

Working Values

	2026
Total Building	\$71,787
Total Extra Features	\$13,000

GSA GIS Pictometry



30° 09' 35" N 82° 44' 43" W //

	2026
Total Market Land	\$50,000
Total Ag Land	\$0
Total Market	\$134,787
Total Assessed	\$134,787
Total Exempt	\$0
Total Taxable	\$134,787
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$71,787	\$66,437	\$58,800	\$16,288	\$15,025	\$11,153	\$10,630
Total Extra Features	\$13,000	\$13,000	\$13,000	\$5,235	\$735	\$735	\$735
Total Market Land	\$50,000	\$40,000	\$40,000	\$32,500	\$34,500	\$34,500	\$27,221
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$134,787	\$119,437	\$111,800	\$54,023	\$50,260	\$46,388	\$38,586
Total Assessed	\$131,381	\$119,437	\$111,800	\$51,358	\$46,689	\$42,445	\$38,586
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$131,381	\$119,437	\$111,800	\$51,358	\$46,689	\$42,445	\$38,586
SOH Diff	\$3,406	\$0	\$0	\$2,665	\$3,571	\$3,943	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1471/318	2022-07-12	Q	01	WARRANTY DEED	Improved	\$140,000	Grantor: CARRIER JAMES H Grantee: FORSYTHE JANNON MARIA
QC 1163/0664	2008-12-03	Q	01	QUIT CLAIM DEED	Improved	\$60,000	Grantor: TIM J & TERESA CARRIER Grantee: JAMES & BILLE CARRIER
QC 1145/1526	2008-03-14	Q	01	QUIT CLAIM DEED	Improved	\$100	Grantor: TAMAARA J CARRIER Grantee: TIM J & TERESA A CARRIER
QC 1138/0204	2007-12-11	Q	01	QUIT CLAIM DEED	Improved	\$100	Grantor: TIM J CARRIER & TERESA CARRIER Grantee: TAMARA J CARRIER

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1069/1197	2005-12-23	<u>Q</u>		WARRANTY DEED	Improved	\$69,900	Grantor: RESULTS REALTY Grantee: CARRIER
<u>WD</u> 1063/0751	2005-10-07	<u>U</u>	08	WARRANTY DEED	Improved	\$37,800	Grantor: BURNETTE Grantee: RESULTS REALTY
<u>WD</u> 0972/1130	2003-01-17	<u>Q</u>	06	WARRANTY DEED	Improved	\$15,000	Grantor: DONNA PETTY BARBARA HENDRY DEBORAH CHRISTIE Grantee: WILBUR LAVELLE BURNETTE
<u>QC</u> 0972/1128	2003-01-17	<u>Q</u>	06	QUIT CLAIM DEED	Improved	\$100	Grantor: CAROL BURNETTE Grantee: WILBUR LAVELLE BURNETTE
<u>WD</u> 0942/1093	2001-12-19	<u>Q</u>	06	WARRANTY DEED	Improved	\$0	Grantor: CAROL BURNETTE (RESERVING LIFE ESTATE) Grantee: DONNA PETTY BARBARA HENDRY DEBORAH CHRISTIE

Buildings

Building # 1, Section # 1, 11354, MOBILE HOME

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	960	1296	\$130,522	1972	1990	0.00%	45.00%	55.00%	\$71,787

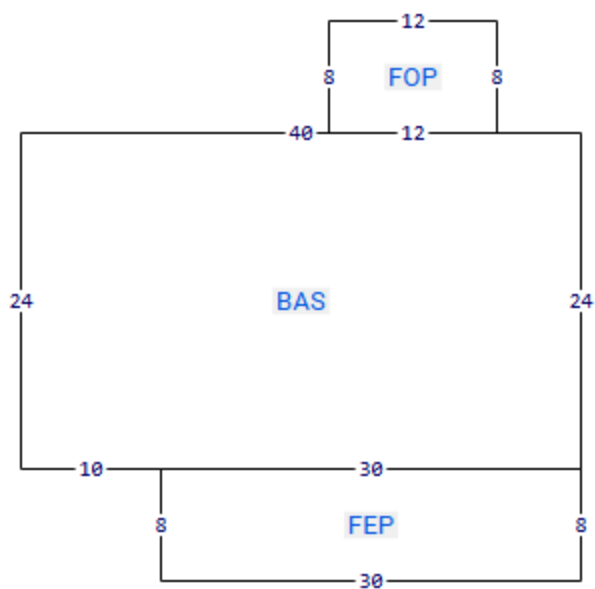
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	05	AVERAGE
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	960	100%	960
<u>FEP</u>	240	85%	204
<u>FQP</u>	96	35%	34

Type	Description	Code	Details
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	1993	100%	\$1,500
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
9947	Septic			1.00	\$3,000.00		100%	\$3,000
0294	SHED WOOD/VINYL			1.00	\$1,500.00	2022	100%	\$1,500

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	A-1	.00	.00	1.00	\$50,000.00/LT	5.23	1.00	\$50,000

Personal Property

None

Permits

None

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 14, 2025.

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