

BEG NE COR OF SE1/4 OF NW1/4, RU
C/L OF CO MAINT RD, RUN W 52.51
FT, N 542.64 FT, E 128.13 FT TO

WOLFE DARRELL E/WOLFE TINA L
126 SW MAGICAL TER
LAKE CITY, FL 32024

2026

01-6S-15-00495-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	15	HARDTILE 30
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	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	15,256
TOTALS	1,512			1,512	15,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0			0.00	0.00	1.91	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
0800	02	1,512	67.2600	40.36	61,024	2003	2003	0	0	15	60.00
1 MOBILE HME 0% - 2024 Heated Area: 1512 HX Base Yr											
27 56 27 56 BAS											
803 SW SPRUCE RD, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											

TOTAL OB/XF 7,000											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF 7,000											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		15,256	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		28,650	
TOTAL MARKET VALUE		50,906	
SOH/AGL Deduction		0	
ASSESSED VALUE		50,906	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		50,906	
TOTAL JUST VALUE		50,906	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		52,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049129	Roof Replacement	8,300	01/31/2024
21530	M H	393	02/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1505/776	12/26/2023	WD	Q	I	01
GRANTOR: FRAZZITTA PAUL DAVID					53,000
GRANTEE: WOLFE DARRELL E					
1332/0746	3/02/2017	WD	U	I	18
GRANTOR: SECRETARY OF HOUSING					25,500
GRANTEE: PAUL DAVID FRAZZITT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											