

COMM SE COR OF SEC, RUN W
617.23 FT TO W R/W OF RD, NW
ALONG R/W 1223.01 FT, W 786.34

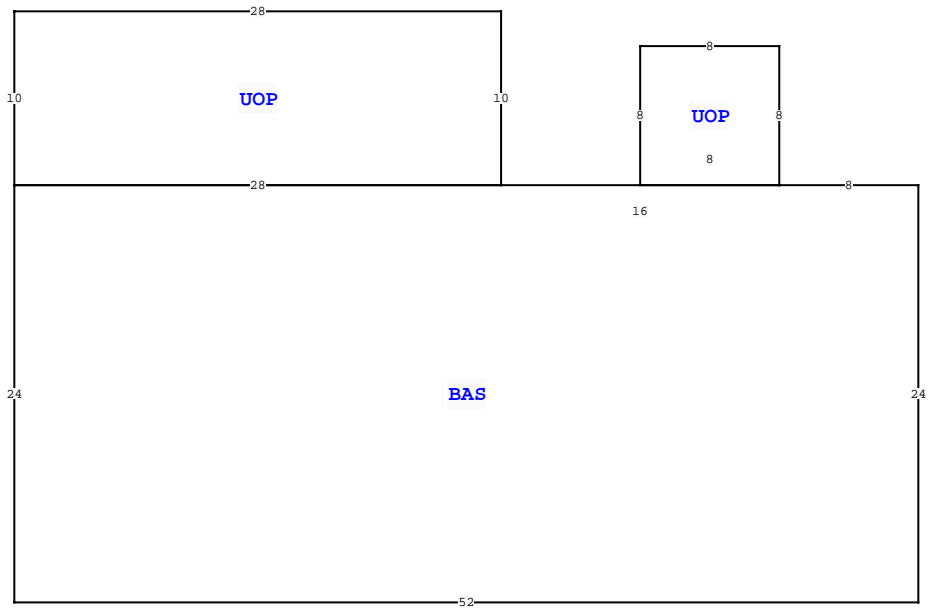
WALDRON JAMES BLAINE
587 NW UNION PARK RD
WELLBORN, FL 32094

2025

02-3S-16-01946-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	06
NEIGHBORHOOD/LOC	2316.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
UOP	64	25	
UOP	280	25	
TOTALS	1,592		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,334	115.8000	108.85	145,206	1996	1996		0	0	45.00	55.00	
2 MANUF 1 - 0% - 0 Heated Area: 1248 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				79,863		
TOTAL MARKET OB/XF VALUE				8,300		
TOTAL LAND VALUE - MARKET				13,390		
TOTAL MARKET VALUE				101,553		
SOH/AGL Deduction				24,913		
ASSESSED VALUE				76,640		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				76,640		
TOTAL JUST VALUE				101,553		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				95,610		
SALE:1:1: INC WELL & SEPTIC TANK						
BLDG:1:1: SKYLINE/SHORE MANOR MH						
XFOB:1:1: RIDGEWOOD M H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0323	11/19/2019	WD	U	I	11	100
GRANTOR: VIVIAN G HALL						
GRANTEE: JAMES BLAINE WALDRO						
1048/1590	6/08/2005	WD	Q	I		46,500
GRANTOR: TERESA A NELSON DEISL						
GRANTEE: VIVAN G HALL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W8 UOP= N8 W8 S8 E8 \$ W16 UOP= N10 W28 S10 E28\$ W28 S24 E52 N24\$.						

EXTRA FEATURES		277 NW MICHELLE PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 0 0 0
2	0261	PRCH, UOP	0 0 0 0
3	9945	Well/Sept	0 0 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/03/2022	MLU

LAND DESCRIPTION										TOTAL OB/XF										8,300				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							