

THE S 2.02 ACRES OF THE
FOLLOWING DESC: COMM SE COR OF
NW1/4, RUN N 735 FT, W 230 FT,

MUSGROVE STACI LEAH
610 SW WILDER CT
LAKE CITY, FL 32024

2026

02-5S-15-00427-002



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		4 100
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		02
NEIGHBORHOOD/LOC	2515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	137,552
UOP	200	25		50	3,481

TOTALS	2,176			2,026	141,033
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2013
6	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2016

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	100		A-1	0.00	0.00	2.02	AC	

REVIEW DATE	07/07/2016	BY	DF
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,026	108.9000	102.37	207,402	2011	2011	0	0	0	32.00	68.00	
1 MANUF 1 100% - 2020 Heated Area: 1976 HX Base Yr 2020													
610 SW WILDER CT, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
10,050													

TOTAL OB/XF													
10,050													

Total Acres: 2.02	Total Land Value: 28,280	Market: 0	Agricultural: 0	Common: 28,280
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		141,033	
TOTAL MARKET OB/XF VALUE		10,050	
TOTAL LAND VALUE - MARKET		28,280	
TOTAL MARKET VALUE		179,363	
SOH/AGL Deduction		59,926	
ASSESSED VALUE		119,437	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		68,715	
TOTAL JUST VALUE		179,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29447	M H	375	06/01/2011
20674	M H	125	05/07/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1329/0238	1/06/2017	QC U	I	11		100	
GRANTOR: JEFFERSON CODY & STAC							
GRANTEE: STACI LEAH MUSGROVE							
0953/0195	5/07/2002	WD Q	V	01		100	
GRANTOR: FRED N JR & GAYLIA VI							
GRANTEE: JEFFERSON CODY & ST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W76 S26 E30 UOP= S10 E20 N10 W20\$ E46 N26\$.											

OTHER ADJUSTMENTS AND NOTES											