

THE N 140 FT OF NE1/4 OF NW1/4 A
HALTIWANGER RD, EX THE W 390 FT.

WALTERS VIRGINIA A
1640 SW HALTIWANGER ROAD
LAKE CITY, FL 32024

2026

04-6S-17-09597-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,868
TOTALS	924			924	16,868

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION			TOTAL OB/XF 8,250													
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
1	0102	C	SFR/MH	0		A-1	0.00	0.00	0.80	AC		1.00	1.00	1.20	14,000.00	16,800.00

REVIEW DATE	10/04/2017	BY	BC
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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	
0800	02	924	76.0590	45.64	42,171	1984	1984	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
14 BAS 6614													
1640 SW HALTIWANGER RD, LAKE CITY													
										BLD DATE			LGL DATE
										XF DATE			LAND DATE
										INC DATE			AG DATE
												04/07/2025	MLU

COLUMBIA COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		16,868
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		13,440
TOTAL MARKET VALUE		38,558
SOH/AGL Deduction		289
ASSESSED VALUE		38,269
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		38,269
TOTAL JUST VALUE		38,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,558

LAND:1:1: RECALC AC ON 12-18-02 TO REFLECT GIS AC
SALE:1:1: INCL 1973 MANATEE M H - SERIAL NO 7481 (

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0655/0031	6/14/1988	WD	U	V		10,900	
GRANTOR: NORTON JOHN							
GRANTEE: WALTERS VIRGINIA A							
0618/0466	3/20/1987	WD	U	V		6,500	
GRANTOR: WADDELL J F							
GRANTEE: NORTON JOHN							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W66 S14 E66 N14\$.															

1640 SW HALTIWANGER RD, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU