BEG AT NW COR OF NE1/4 OF NW1/4, FT, RUN S 140.02 FT, E 369.93 FT HALTIWANGER RD, SE ALONG R/W 477

WALTERS VIRGINIA A
1642 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-004

COLUMBIA COUNTY PROPERTY

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 100
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
Quality	04	04

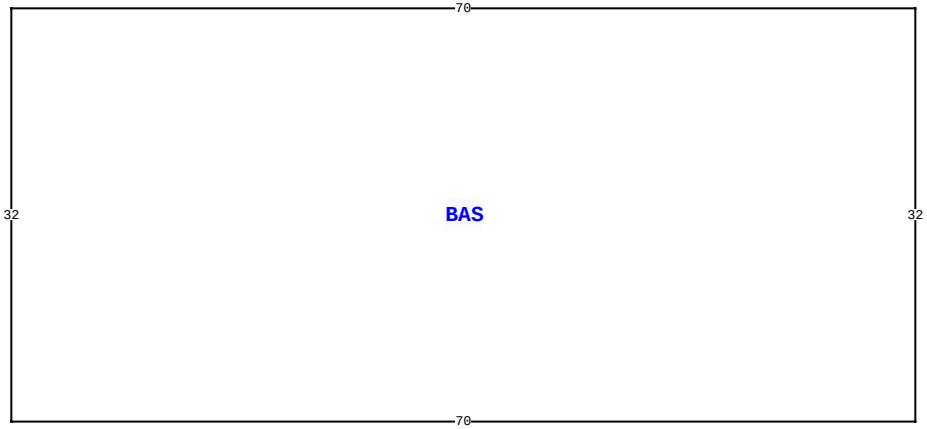
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 4617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	125,418
TOTALS	2,240			2,240	125,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,240	108.3000	101.80	228,032	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2240 HX Base Yr 2017



1642 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,418
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		158,400
TOTAL MARKET VALUE		149,966
SOH/AGL Deduction		87,574
ASSESSED VALUE		62,392
TOTAL EXEMPTION VALUE	HX HB	37,392
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		294,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40904	M H	0	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/0435	3/29/2001	WD	Q	V	06	15,000
GRANTOR: BRUCE A NICELY						
GRANTEE: VIRGINIA A WALTERS						
0822/1522	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: VIRGINIA A WALTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S32 E70 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,900	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	100					16.60	AC		1.00	1.00	1.00	280.00	280.00	4,648							
3	9910	M	MKT.VAL.AG	100					16.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	149,400							

REVIEW DATE 12/07/2020 BY JB Total Acres: 17.60 Total Land Value: 13,648 Market: 149,400 Agricultural: 4,648 Common: 9,000 PRINTED 11/05/2025 BY SYS