LOT 1 NICELY ACRES S/D.
738-713, WD 1500-1097, WD 1508-2

FLETCHER EDWIN/FLETCHER MIA
1884 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1884 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,800
TOTAL MARKET VALUE	51,800
SOH/AGL Deduction	0
ASSESSED VALUE	51,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,800
TOTAL JUST VALUE	51,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051070	Mobile Home		10/14/2024
000049995	Right-of-Way Acce		05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/664	6/16/2025	WD	Q	V	01	244,900
GRANTOR: TERRY LESLIE						
GRANTEE: FLETCHER EDWIN						
1508/2408	2/15/2024	WD	Q	V	01	77,000
GRANTOR: CLARK SAMUAEL W						
GRANTEE: TERRY LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	5.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,800							

REVIEW DATE 01/21/2025 BY JB Total Acres: 5.18 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 09/19/2025 BY SYS