LOT 12 NICELY ACRES S/D.
715-521, 718-592, LE 1431-932, D

CLEMENTS MILLIE R
1894 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

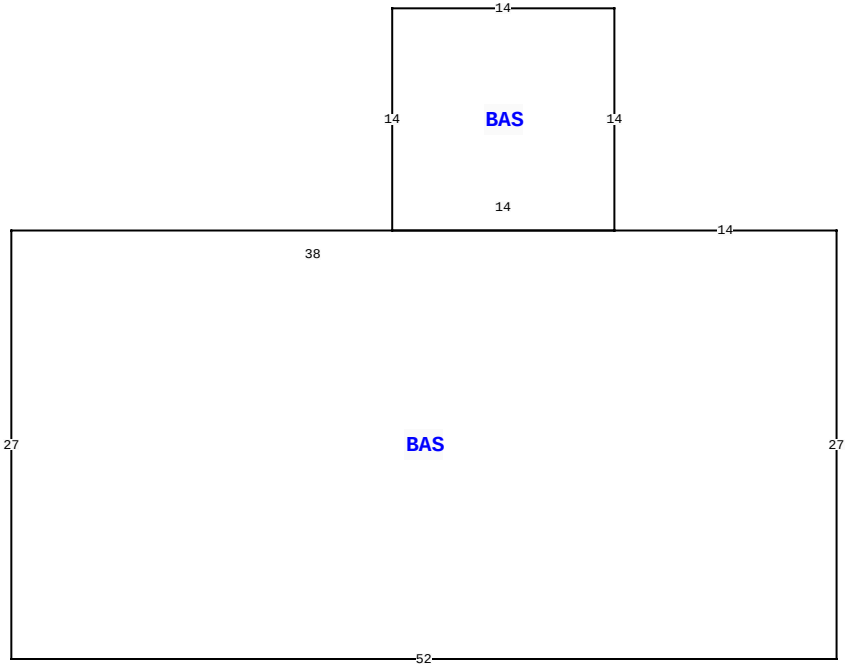
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	5,452
BAS	1,404	100		1,404	39,054
TOTALS	1,600			1,600	44,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	115.9000	69.54	111,264	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1600 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1894 SW HALTIWANGER RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,506
TOTAL MARKET OB/XF VALUE		10,274
TOTAL LAND VALUE - MARKET		29,960
TOTAL MARKET VALUE		84,740
SOH/AGL Deduction		14,736
ASSESSED VALUE		70,004
TOTAL EXEMPTION VALUE	HX HB DX	50,004
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		84,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4563	M H	60	01/18/1991
003980	PUMP/UTPOL	25	07/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/271	11/08/2022	LE	U	I	14	100
GRANTOR: CLEMENTS MILLIE R						
GRANTEE: CLEMENTS MILLIE R (						
1431/932	2/18/2021	LE	U	I	14	100
GRANTOR: CLEMENTS IVAN K						
GRANTEE: CLEMENTS MILLIE R/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N14 W14 S14 E14$ W38 S27 E52 N27$.

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	0070	CARPORT UF	0	100	20	26	520.00	UT	2.50	2.50	100	0	0	3	100	1,300	
2	0080	DECKING	0	100	14	14	196.00	UT	1.50	1.50	100	0	0	3	100	294	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	8	24	192.00	UT	2.50	2.50	100	0	0	3	100	480	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,274

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	0102	C	SFR/MH	100		00	0.00	0.00	2.14	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,960							

REVIEW DATE 10/04/2017 BY BC Total Acres: 2.14 Total Land Value: 29,960 Market: 0 Agricultural: 0 Common: 29,960 PRINTED 11/07/2025 BY SYS