LOT 14 NICELY ACRES S/D.
758-2328, 762-1636, 850-2058, 86

TODD VIRGIL M
2001 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

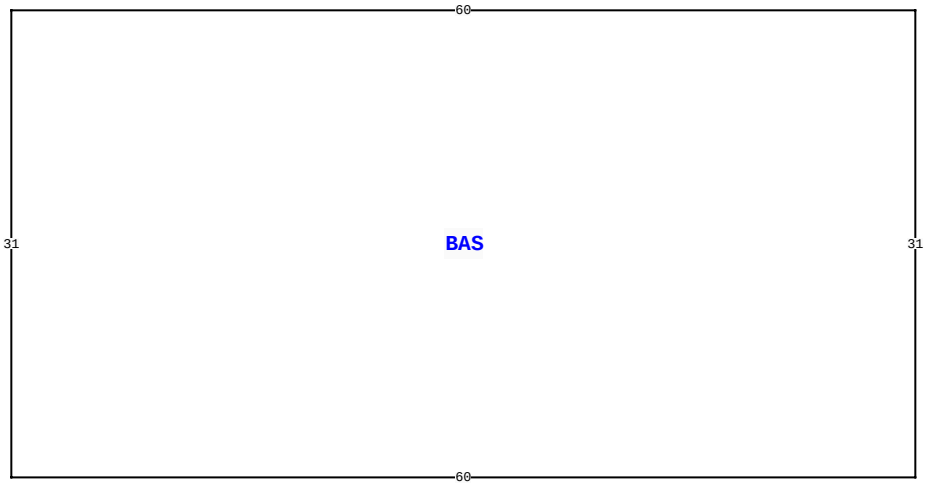
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,860	100		1,860	141,397
TOTALS	1,860			1,860	141,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2013	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2002 Heated Area: 1860 HX Base Yr 2002



2001 SW HALTIWANGER RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,396
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		33,180
TOTAL MARKET VALUE		181,776
SOH/AGL Deduction		88,323
ASSESSED VALUE		93,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,731
TOTAL JUST VALUE		181,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30686	M H	375	12/21/2012
15539	M H	125	05/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0942/1213	11/14/2001	QC	Q	I	01	12,000
GRANTOR: PAUL WAYNE & MARYANN						
GRANTEE: VIRGIL M TODD						
0933/0611	8/14/2001	WD	Q	I		20,000
GRANTOR: EDWIN & TERRY KELLY						
GRANTEE: PAUL & MARY ANN BLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
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 7,200

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		00	0.00	0.00	2.37	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,180							

REVIEW DATE 10/02/2017 BY BC Total Acres: 2.37 Total Land Value: 33,180 Market: 0 Agricultural: 0 Common: 33,180 PRINTED 11/07/2025 BY SYS