

LOT 20 NICELY ACRES S/D.
798-306, 828-1554, POA 1111-834,

ROJAS MARTIN/VARGAS MARIA L
2063 S HALTIWANGER RD
LAKE CITY, FL 32024

2025

04-6S-17-09597-120

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
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		0202 MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		4617.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
UST	192	45	
TOTALS		1,334	22,016

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSTRV
1	0200	C	MBL HM	100		00	0.00	0.00	3.98	AC	
2	0200	C	MBL HM	0					1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,334	68.7690	41.26	55,041	1973	1973	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2022 Heated Area: 1248 HX Base Yr 2022											
2063 SW HALTIWANGER RD, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/20/2024 MLU											

TOTAL OB/XF											
8,750											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,322	
TOTAL MARKET OB/XF VALUE		8,750	
TOTAL LAND VALUE - MARKET		49,800	
TOTAL MARKET VALUE		139,872	
SOH/AGL Deduction		17,663	
ASSESSED VALUE		122,209	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		71,487	
TOTAL JUST VALUE		139,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33982	M H	563	04/20/2016
11778	M H	125	10/21/1996

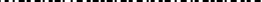
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1174/0110	5/06/2009	WD Q	Q	I	01
GRANTOR: EUVARGAIN & FRANCIA A					SALE PRICE
GRANTEE: MARTIN ROJAS					
0828/1554	9/25/1996	WD Q	V		10,000
GRANTOR: GRILLO					
GRANTEE: AMPARO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W52 S24 E36 UST= S12 E16 N12 W16\$ E16 N24\$.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3																									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																													
Exterior Wall		31		VINYL SID 100		0200		02		784		112.5000		92.25		72,324		2015		2015		0		0		18.00		82.00		VALUATION BY										STANDARD																			
Exterior Wall		00		N/A 0		2		MANUF		1		100% - 2022				Heated Area: 784												HX Base Yr 2022		Tax Group: 3										Tax Dist:																			
Roof Structure		03		GABLE/HIP 100																										BUILDING MARKET VALUE										81,322																			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE										8,750																			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET										49,800																			
Interior Floor		08		SHT VINYL 50																										TOTAL MARKET VALUE										139,872																			
Interior Floor		14		CARPET 50																										SOH/AGL Deduction										17,663																			
Air Condition		03		CENTRAL 100																										ASSESSED VALUE										122,209																			
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bedrooms				2 100																										BASE TAXABLE VALUE										71,487																			
Bathrooms				2 100																										TOTAL JUST VALUE										139,872																			
Frame		01		NONE 100																										NCON VALUE										0																			
Stories		1.		1. 100																										INCOME VALUE																													
Units				0 100																										PREVIOUS YEAR MKT VALUE										131,777																			
Condition Adj		03		03 100																																																							
Kitchen Adj		01		01 100																																																							
Quality		05		05																																																							
DOR CODE		0202		MOBILE HOME/M 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		784		100		2024		784		59,306																																																	
TOTALS		784						784		59,306																																																	
EXTRA FEATURES										2063 SW HALTIWANGER RD, LAKE CITY										BLD DATE										LGL DATE										05/20/2024										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
L N		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																													