LOT 8 HOBBS HEIGHTS S/D.
ORB 463-231, 872-564,

WALLACE WYNDELL B/WALLACE ALMEDA
251 SW LOUIS GLN
LAKE CITY, FL 32024

2026

08-4S-16-02816-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

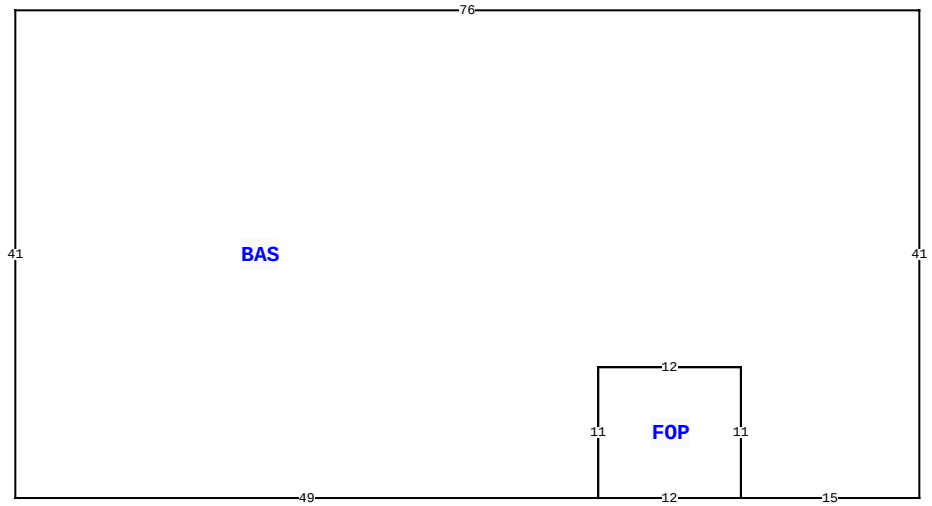
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,984	100		2,984	137,719
FOP	132	30		40	1,846
TOTALS	3,116			3,024	139,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,024	82.2400	75.66	228,796	2009	2009	0	0	0	39.00	61.00

1 MODULAR 1 100% - 2010 Heated Area: 2984 HX Base Yr 2010



251 SW LOUIS GLN, 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		139,566
TOTAL MARKET OB/XF VALUE		20,350
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		209,916
SOH/AGL Deduction		52,779
ASSESSED VALUE		157,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,415
TOTAL JUST VALUE		209,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,067

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27468	SFR	425	11/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/1541	2/28/2008	WD	Q	V		42,100
GRANTOR: SLAUGHTER						
GRANTEE: WYNDELL & ALMEDA WA						
0872/0564	12/28/1998	WD	Q	I		49,000
GRANTOR: B PRICE						
GRANTEE: SLAUGHTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S41 E49 FOP= E12 N11 W12 S11$ N11 E12 S11 E15 N41$.

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	2014	2014	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0030	BARN,MT	0	100	20	35	1.00	UT	10,500.00	10,500.00	100	2025	2024		100	10,500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
9	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,350

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 5.08 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS