LOT 2 BLK C HIGH HAMMOCK.

816-1443, WD 1280-2623, FJ 1403-

COLLINS WENDY R
1824 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2025

09-4S-17-08301-152

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

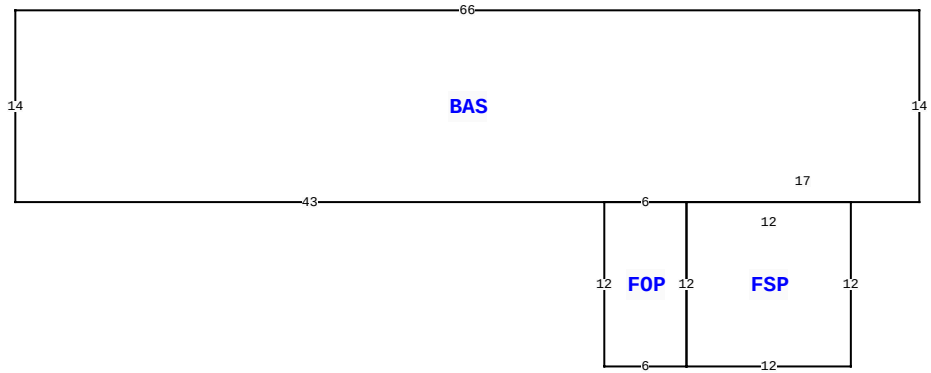
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,995
FOP	72	35		25	568
FSP	144	40		58	1,318
TOTALS	1,140			1,007	22,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,007	113.9000	64.92	65,374	1995	1995	0	0	0	65.00	35.00

1 MOBILE HME – 100% - 1996 Heated Area: 924 HX Base Yr 1996



1824 SE COUNTRY CLUB RD, LAKE CITY	BLD DATE / XF DATE / INC DATE / LGL DATE / LAND DATE / AG DATE: 04/21/2023 MLU

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		22,881
TOTAL MARKET OB/XF VALUE		12,140
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		53,521
SOH/AGL Deduction		14,399
ASSESSED VALUE		39,122
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,122
TOTAL JUST VALUE		53,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,717

SALE:1:1: LOT 2 BLK C HIGH HAMMOCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9530	M H	125	03/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/2493	5/08/2020	QC	U	I	11	100
GRANTOR: WENDY R COLLINS & CUR						
GRANTEE: WENDY R COLLINS						
1280/2623	9/05/2014	WD	U	I	11	100
GRANTOR: WENDY R COLLINS & CUR						
GRANTEE: WENDY R COLLINS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E43 FOP= S12 E6 N12 W6$ E6 FSP= S12 E12 N12 W12$ E17 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	30	30	900.00	UT	9.00	9.00	90	2012	2012	3	90	7,290	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,140

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/25/2025 BY SYS