LOT 19 DOE RUN S/D UNREC:
COMM SW COR OF NW1/4 OF SW1/4, R
E 12 FT TO E R/W LAZY OAK RD, RU

WALLACE ROBERT
28 DAVIS HILL RD
MORGANTOWN, WV 26501-7636

2026

09-6S-16-03804-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

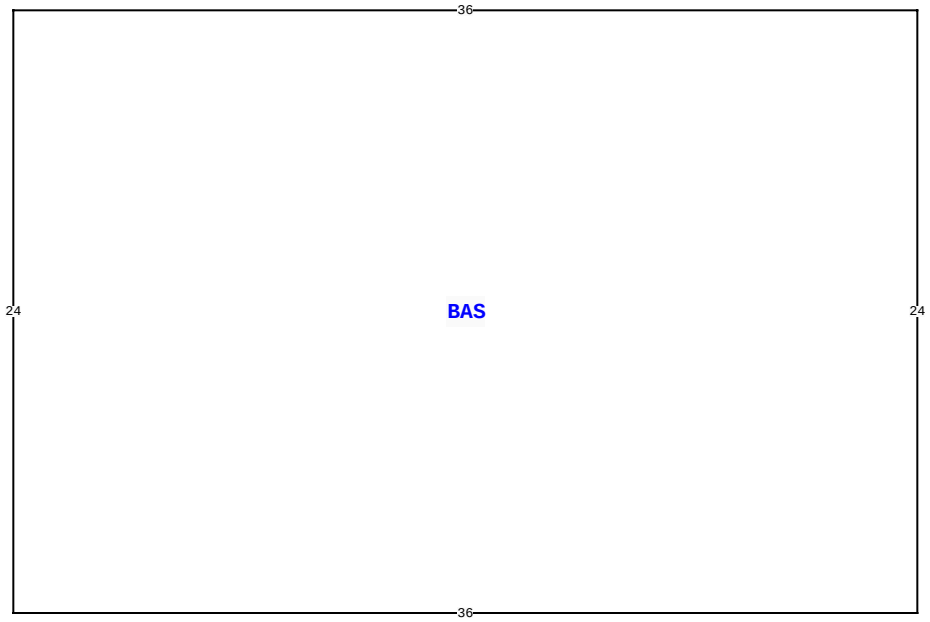
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	16,934
TOTALS	864			864	16,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	81.6750	49.00	42,336	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 864 HX Base Yr



630 SW LAUMAN GLN, FORT WHITE

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	16,934
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	39,943
SOH/AGL Deduction	6,301
ASSESSED VALUE	33,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,642
TOTAL JUST VALUE	121,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19101	M H	125	01/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0923/0662	3/21/2001	WD	Q	V		29,900

GRANTOR: NORTH FLORIDA PUBLISH

GRANTEE: ROBERT WALLACE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							

REVIEW DATE 05/18/2015 BY DF Total Acres: 10.01 Total Land Value: 13,509 Market: 85,595 Agricultural: 4,009 Common: 9,500 PRINTED 11/19/2025 BY SYS