

WADE CHARLES F/WADE LISA ANN
214 SW SUNSET WAY
LAKE CITY, FL 32024

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION				TYP	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			0210	01	1,716	131.0100	120.53	206,829	2007	2007	0	0	42.00	58.00	STANDARD											
Roof Structur	03	GABLE/HIP	100			1 MODULAR 1 - 100% - 2022										Heated Area: 1716 HX Base Yr 2022													
Roof Cover	14	PREFIN MT	100			BAS										Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL	100													BUILDING MARKET VALUE 119,961													
Interior Floo	13	LAM/VNLPLK	40													TOTAL MARKET OB/XF VALUE 27,100													
Interior Floo	14	CARPET	30													TOTAL LAND VALUE - MARKET 18,500													
Interior Floo	15	HARDTILE	30													TOTAL MARKET VALUE 165,561													
Air Condition	03	CENTRAL	100													SOH/AGL Deduction 95,458													
Heating Type	04	AIR DUCTED	100													ASSESSED VALUE 70,103													
Bedrooms	4	100			TOTAL EXEMPTION VALUE HX HB VX 50,103																								
Bathrooms	2	100			BASE TAXABLE VALUE 20,000																								
Frame Stories	01	NONE	100													TOTAL JUST VALUE 165,561													
Architectual Units	1.	1. 100			NCON VALUE 0																								
Condition Adj	05	CONV	100			INCOME VALUE																							
	0	100			PREVIOUS YEAR MKT VALUE 162,467																								
Quality	05	05																											
DOR CODE	0201	MODULAR HOME																											
MAP NUM		MKT AREA			06																								
NEIGHBORHOOD/LOC	10416.070	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,716	100		1,716	119,961																								
TOTALS						1,716			1,716	119,961																			
EXTRA FEATURES						214 SW SUNSET WAY, LAKE CITY																							
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													
1	0190	FPLC PF	0100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200														
2	9945	We1l/Sept	0100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
3	0030	BARN, MT	0100	24	25	600.00	UT	15.00	15.00	100	2022	2021		100	9,000														
4	0261	PRCH, UOP	0100	0	0	1.00	UT	4,500.00	4,500.00	100	2022	2021		100	4,500														
5	0104	GENERATOR	0100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400														
LAND DESCRIPTION TOTAL OB/XF 27,100																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0201	C	MOD HOME	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500												