BEG SE COR OF NW1/4 OF NW1/4, RU
478 FT, W 20 FT, N 282 FT, E 280
FT TO POB.

KING WILLIAM T
731 SW WINGATE ST
LAKE CITY, FL 32024

2025

10-5S-16-03519-001

BUILDING CHARACTERISTICS

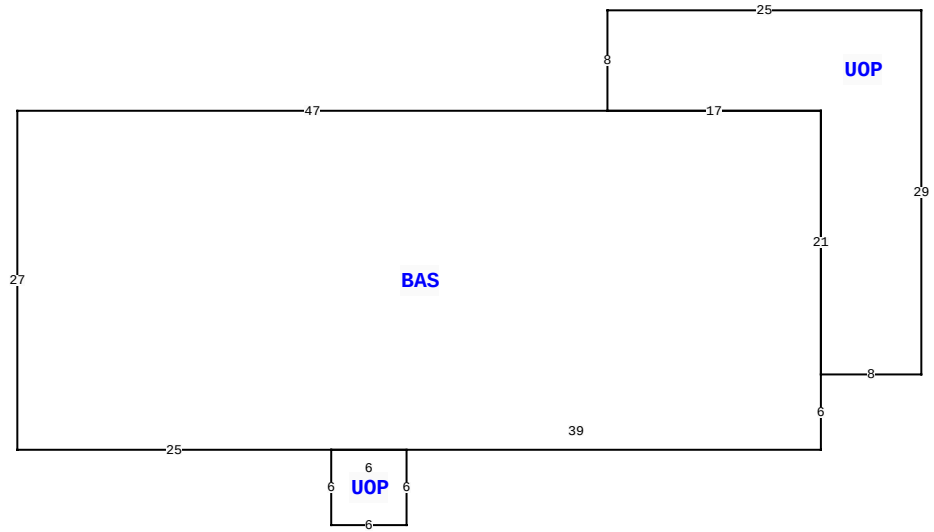
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,896
UOP	36	25		9	255
UOP	368	25		92	2,603
TOTALS	2,132			1,829	51,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,829	117.9000	70.74	129,383	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME – 100% - 2018 Heated Area: 1728 HX Base Yr 2018



731 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,753
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		51,370
TOTAL MARKET VALUE		119,323
SOH/AGL Deduction		57,288
ASSESSED VALUE		62,035
TOTAL EXEMPTION VALUE	HX HB	33,138
BASE TAXABLE VALUE		28,897
TOTAL JUST VALUE		119,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13561	M H	125	01/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0016	11/22/2016	WD	Q	I	01	60,000
GRANTOR: MICHELLE FITZGERALD						
GRANTEE: WILLIAM T KING						
1322/2349	9/29/2016	QC	U	I	30	100
GRANTOR: MICHAEL W KNIGHTON						
GRANTEE: MICHELLE FITZGERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S27 E25 UOP= S6 E6 N6 W6$ E39 N6 UOP= E8 N29 W25S8 E17 S21$ N21 W17$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	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 16,200

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		00	0.00	0.00	3.34	AC		1.00	1.00	1.00	11,000.00	11,000.00	36,740							
2	0000	C	VAC RES	100		00	0.00	0.00	1.33	AC		1.00	1.00	1.00	11,000.00	11,000.00	14,630							

REVIEW DATE 09/04/2019 BY BC Total Acres: 4.67 Total Land Value: 51,370 Market: 0 Agricultural: 0 Common: 51,370 PRINTED 06/20/2025 BY SYS