

E 1/2 LOT 2 HOWARD ACRES S/D.
801-2386, 893-2549, 961-246, 969

WAGNER JOHN J
157 SW GALLANT LANE
LAKE CITY, FL 32024

2025

12-4S-15-00350-102
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	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	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FCP	648	25	
TOTALS	1,944		1,458 85,859

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	100%	2003			Heated Area: 1296		HX Base Yr 2003																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/11/2022</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/11/2022	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/11/2022	MLU																				

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,859
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		111,259
SOH/AGL Deduction		55,451
ASSESSED VALUE		55,808
TOTAL EXEMPTION VALUE	HX HB DX	35,808
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		111,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19925	M H	125	09/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2718	10/12/2023	LE U		I	14	100
GRANTOR: WAGNER JOHN J (ENH LE)						
GRANTEE: WAGNER GREGORY P (R						
0961/0246	8/22/2002	WD Q	V			25,000
GRANTOR: HOWARD & YVONNE M HIG						
GRANTEE: JOHN J WAGNER						

EXTRA FEATURES															
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	0294	SHED WOOD/	0	100	0	0		1.00	UT	0.00				900	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				7,000	

BUILDING NOTES													
157 SW GALLANT LN, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W48 FCP= W24 S27 E24 N27\$ S27 E48 N27\$. .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							