W 1/2 LOT 2 HOWARD ACRES S/D.

801-2386, 893-2549, 961-246, 969

WAGNER GREGORY P
201 SW GALLANT LANE
LAKE CITY, FL 32024

2026

12-4S-15-00350-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

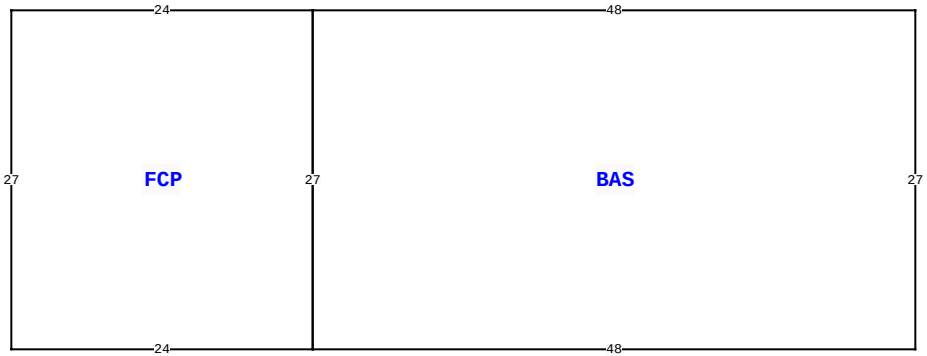
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,990
FCP	648	25		162	9,624
TOTALS	1,944			1,458	86,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,458	114.9000	108.01	157,479	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1296 HX Base Yr 2004



201 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,613
TOTAL MARKET OB/XF VALUE		12,150
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		116,263
SOH/AGL Deduction		52,254
ASSESSED VALUE		64,009
TOTAL EXEMPTION VALUE	HX HB	39,009
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20483	M H	125	03/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2720	10/12/2023	LE	U	I	14	100
GRANTOR: WAGENER GREGORY P (EN						
GRANTEE: WAGNER JOHN J (RMDR						
0969/2511	12/13/2002	WD	Q	V	06	12,500
GRANTOR: JOHN J WAGNER						
GRANTEE: GREGORY WAGNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FCP= W24 S27 E24 N27$ S27 E48 N27$.

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	2013	2013	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,250	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,150

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 02/06/2024 BY JB Total Acres: 2.52 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/06/2025 BY SYS