

W1/2 LOT 74 HI-DRI ACRES S/D UNI
748-1986, DC 1160-1858, QC 1181-

COATES NANCY C/GRIFFIN DONALD M JR
268 SW WHEAT PL
LAKE CITY, FL 32024

2025

15-5S-16-03626-074



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality		05 05			
DOR CODE		0200MOBILE HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		15516.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 798	100		1, 798	165,266
USP	360	35		126	11,582

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	50			0.00	0.00	1.09	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,924	113.7000	106.88	205,637	2017	2017	0	0	0	14.00	86.00	
3 MANUF 1		50% - 2000			Heated Area: 1798				HX Base Yr 2000				
BLD DATE								LGL DATE		04/07/2025			
XF DATE								LAND DATE					
INC DATE								AG DATE					

TOTAL OB/XF													
9,100													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			176,848
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			15,260
TOTAL MARKET VALUE			201,208
SOH/AGL Deduction			98,136
ASSESSED VALUE			103,072
TOTAL EXEMPTION VALUE		HA HAB	25,000
BASE TAXABLE VALUE			78,072
TOTAL JUST VALUE			201,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35421	M H	375	06/09/2017
31058	MAINT/ALTR	25	05/20/2013
14809	M H	125	12/16/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/1220	8/16/2022	QC	U	I	11	100	
GRANTOR:GRIFFIN NANCY C							
GRANTEE: COATES NANCY C							
1181/1595	9/29/2009	QC	U	I	11	100	
GRANTOR:MONA L COATES							
GRANTEE: NANCY GRIFFIN							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W58 S31 E28 USP= S12 E30 N12 W30\$ E30 N31\$.													