THE N1/2 LOT 126 HI-DRI ACRES UN
704-787,

WAWRZYNSKI LEONARD J/WAWRZYNSKI MARION
403 SW CHICKADEE WAY
LAKE CITY, FL 32024-9655

2026

15-5S-16-03626-127

BUILDING CHARACTERISTICS

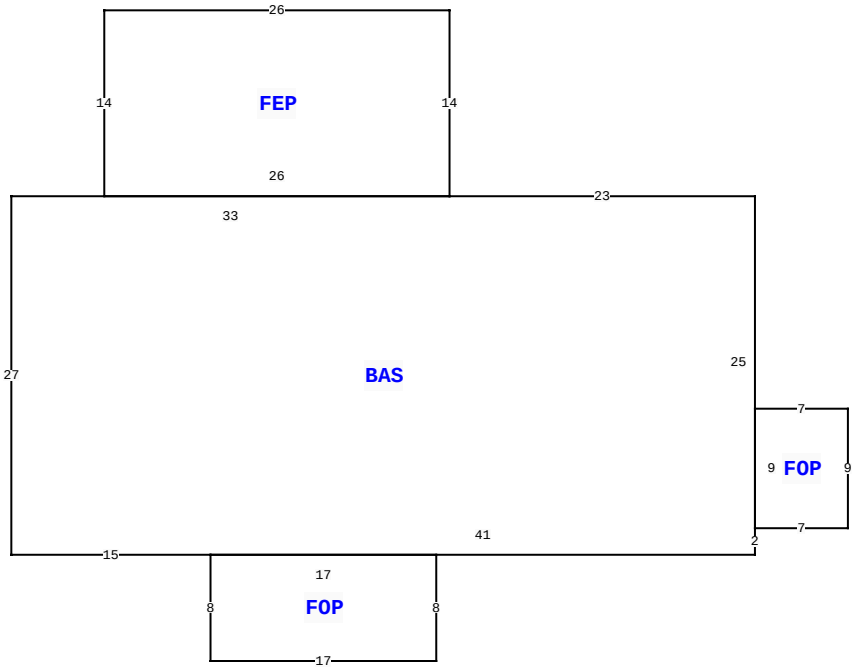
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,784
FEP	364	85		309	8,744
FOP	63	35		22	622
FOP	136	35		48	1,358
TOTALS	2,075			1,891	53,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	117.9000	70.74	133,769	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



403 SW CHICKADEE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,508
TOTAL MARKET OB/XF VALUE		15,360
TOTAL LAND VALUE - MARKET		13,580
TOTAL MARKET VALUE		82,448
SOH/AGL Deduction		37,237
ASSESSED VALUE		45,211
TOTAL EXEMPTION VALUE	13 HX HB	45,211
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,748

XFOB:2:1: 1991 HOMES OF MERIT MH
BLDG:1:1: HOMES OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047231	Electrical Servic	0	05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0704/0787	12/13/1989	WD	U	V		0

GRANTOR: WILLIAM BEAN
GRANTEE: LEONARD WAWRZYNSKI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FEP= N14 W26 S14 E26$ W33 S27 E15 FOP= S8 E17 N8 W17$ E41 N2 FOP= E7 N9 W7 S9$ N25$.

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	0021	BARN,FR AE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,760	
2	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	60	1993	1993	3	60	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 15,360

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	0102	C	SFR/MH	100			0.00	0.00	0.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	13,580							

REVIEW DATE 05/23/2023 BY TW Total Acres: 0.97 Total Land Value: 13,580 Market: 0 Agricultural: 0 Common: 13,580 PRINTED 11/21/2025 BY SYS