LOT 10 SUWANNEE HIGHLANDS S/D.
461-240, 764-658, DC 901-2343, C

WAGIS LAWSON
205 NW LANDRESS TER
LAKE CITY, FL 32055

2026

16-2S-16-01631-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

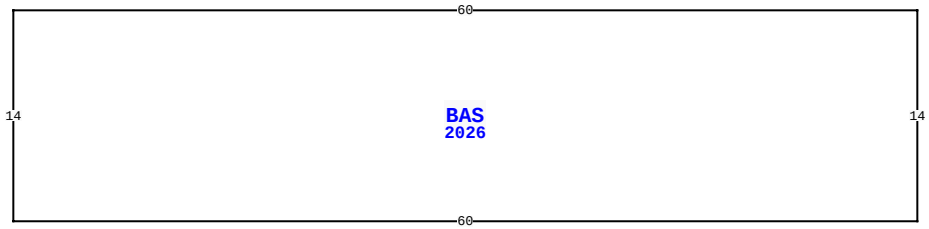
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	14,424
TOTALS	840			840	14,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	71.5500	42.93	36,061	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 840 HX Base Yr



205 NW LANDRESS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,424
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	9,800
TOTAL MARKET VALUE	31,424
SOH/AGL Deduction	0
ASSESSED VALUE	31,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,424
TOTAL JUST VALUE	31,424
NCON VALUE	14,424
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052272	Mobile Home		02/07/2025
28311	M H	534	01/07/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/13	10/05/2024	WD	Q	I	01	18,000
GRANTOR: GALLOWAY LACEY SUZANN						
GRANTEE: WAGIS LAWSON						
1456/2792	1/14/2022	WD	U	I	37	49,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MITCHELL STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,11] E60 S14 W60 N14 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	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 7,200

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	0.70	0.70	14,000.00	9,800.00	9,800							

REVIEW DATE 04/15/2025 BY randall Total Acres: 1.00 Total Land Value: 9,800 Market: 0 Agricultural: 0 Common: 9,800 PRINTED 11/18/2025 BY SYS