LOT 14 ENGLISH ACRES S/D.

348-470, 656-106,169, PB 1059-11

WAGNER TODD
151 SW CHURCHILL WAY
LAKE CITY, FL 32025

2026

16-5S-17-09267-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

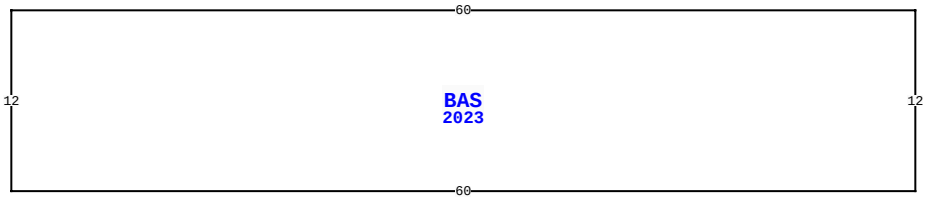
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	16517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2023	720	17,539
TOTALS	720			720	17,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	101.5000	60.90	43,848	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 720 HX Base Yr



179 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,539
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	37,339
SOH/AGL Deduction	0
ASSESSED VALUE	37,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,339
TOTAL JUST VALUE	37,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043464	Roof Replacement	6,500	12/29/2021
000042097	Mobile Home		06/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1944	2/15/2023	QC	U	I	11	100
GRANTOR: WAGNER & WAGNER ENTER						
GRANTEE: WAGNER TODD						
1408/1812	3/23/2020	WD	U	V	37	12,000
GRANTOR: ALFEDO VIERA						
GRANTEE: WAGNER & WAGNER ENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,13] E60 S12 W60 N12 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 03/18/2022 BY JB Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/21/2025 BY SYS