LOT 16 ENGLISH ACRES S/D EX FOR
ST DESC IN WD 1471-2708.

QUETEL KIM A
209 SW LAPAZ TER
LAKE CITY, FL 32024

2026

16-5S-17-09267-016

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
Quality	05	05

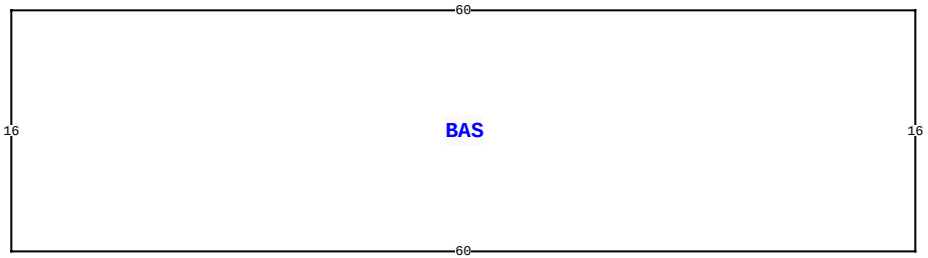
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,473
TOTALS	960			960	26,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	114.9000	68.94	66,182	2002	2002	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,473
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	13,750
TOTAL MARKET VALUE	47,223
SOH/AGL Deduction	0
ASSESSED VALUE	47,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,223
TOTAL JUST VALUE	47,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053411	Electrical Servic		06/19/2025
000053408	Right-of-Way Acce		06/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1797	12/12/2019	WD	U	I	30	100
GRANTOR: TODD L WAGNER						
GRANTEE: KIM A WAGNER						
1221/2185	9/08/2011	WD	Q	V	03	14,000
GRANTOR: GILLION M CROSDALE						
GRANTEE: KIM A & TODD L WAGN						

125 SW CHURCHILL WAY, LAKE CITY

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

BUILDING NOTES

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			3	100	7,000	

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.10	12,500.00	13,750.00	13,750							

REVIEW DATE 08/08/2017 BY DF Total Acres: 1.41 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/21/2025 BY SYS