

LOT 31 DOUBLE RUN ACRES S/D.
408-137, 554-415, 694-652, 708-8

GARRETT JUSTIN/DISHMAN SELINA
206 NE WAYLON GLN
LAKE CITY, FL 32055

2026

17-3S-17-04971-031



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 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		07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,179
UOP	80	25		20	547

TOTALS	1,184			1,124	30,726
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	50	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	50		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,124	113.9000	68.34	76,814	1991	1991	0	0	0 60.00	40.00

1 MOBILE HME 50% - 2025

Heated Area: 1104

HX Base Yr 2025

23

48

26

22

10

10

BAS

UOP

206 NE WAYLON GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1993	1993	3	100	200	
100	2010	2010	3	100	50	
100			3	100	7,000	

TOTAL OB/XF									
7,250									

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,726
TOTAL MARKET OB/XF VALUE	7,250
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	56,476
SOH/AGL Deduction	0
ASSESSED VALUE	56,476
TOTAL EXEMPTION VALUE	25,000
HA HAB	
BASE TAXABLE VALUE	31,476
TOTAL JUST VALUE	56,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,476

SALE:3:1: FAMILY TRANSACTION
SALE:2:1: LOT 31 DOUBLE RUN ACRES - FAMILY TRANSAC
XFOB:1:1: MERIT MH
SALE:1:1: LOT 31, DOUBLE RUNN ACRES WITH "TRAILER"

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/1837	1/24/2022	TD	U	I	18	20,000	
GRANTOR: CLERK OF COURT							
GRANTEE: FLORIDA HOLDINGS TR							
1464/384	4/06/2021	WD	Q	I	01	49,900	
GRANTOR: FLORIDA HOLDINGS TRUS							
GRANTEE: GARRETT JUSTIN							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E22 UOP= S8 E10 N8 W10\$ E26 N23\$.