

COMM AT SE COR OF NW1/4, RUN W 7
LINE CR-131, RUN N ALONG R/W, 82
LINE OF A 60-FOOT ESMT FOR POB,

BYRD HAILEY N/WOJTOWICZ JOHN M III
271 SW AMISTAD GLN
LAKE CITY, FL 32025

2026

20-4S-17-08606-018



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	0202 MOBILE HOME/M HOME	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	20417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

EXTRA FEATURES					
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L N	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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50			0.00	0.00	2.56	AC		1.00	1.00	0.65	14,000.00	9,100.00	23,296							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	107.07	173,453	2005	2005	0	0	0	45.00	55.00
1 MANUF 1		50% - 2012		Heated Area: 1620				HX Base Yr 2012				
27 BAS 27												

27	60	27	60
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271 SW AMISTAD GLN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
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	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY																
PAGE 1 of 2																2

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		241,207
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		23,296
TOTAL MARKET VALUE		273,203
SOH/AGL Deduction		123,283
ASSESSED VALUE		149,920
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		124,920
TOTAL JUST VALUE		273,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32135	M H	469	07/17/2014
22998	M H	340	04/08/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1412/1669	6/01/2020	QC	U	I	11	100	

GRANTOR: JUDITH WOJTOWICZ							
GRANTEE: JOHN M WOJTOWICZ II							
1218/0496	7/19/2011	WD	U	I	12	39,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: JOHN M III & JUDITH							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
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BAS= W60 S27 E60 N27\$.

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