0.5 ACRE IN SW COR OF SE1/4 OF
SW1/4. ORB 794-412, 797-1460,
797-1461 (LIFE EST), WD 1099-

SLAYMAKER JUSTIN/SLAYMAKER WRENDA
452 SW SANDERS WAY
FT WHITE, FL 32038

2026

23-6S-17-09754-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

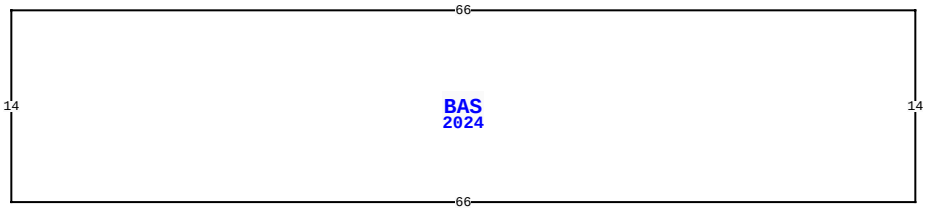
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	44,935
TOTALS	924			924	44,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	107.8250	88.42	81,700	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 924 HX Base Yr



1061 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,935
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	5,250
TOTAL MARKET VALUE	57,185
SOH/AGL Deduction	0
ASSESSED VALUE	57,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,185
TOTAL JUST VALUE	57,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,185

SALE:3:1: $.70 STAMPS

SALE:2:1: $.70 STAMPS

SALE:1:1: $.70 STAMPS

XFOB:1:1: NO MH PAPER IN FILE-NO MH NAME ON PROP C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046324	Mobile Home		01/20/2023
20360	M H	125	01/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/2438	10/18/2006	WD	Q	I	01	7,000
GRANTOR: CHINNIE DAVIS & WILBE						
GRANTEE: JUSTIN & WRENDA SLA						
0797/1461	11/03/1994	WD	Q	I	02	0
GRANTOR: CHINNIE DAVIS						
GRANTEE: CHINNIE DAVIS & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,6] E66 S14 W66 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	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 7,000

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		A-1	0.00	0.00	0.25	AC		1.00	1.00	0.50	14,000.00	7,000.00	1,750							
2	0000	C	VAC RES	0		00	0.00	0.00	0.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	3,500							

REVIEW DATE 03/02/2023 BY JB Total Acres: 0.50 Total Land Value: 5,250 Market: 0 Agricultural: 0 Common: 5,250 PRINTED 11/17/2025 BY SYS