COMM NW COR OF SW1/4 OF NW1/4 OF
15.84 FT FOR POB, CONT E 643.78
332.23 FT, W 638.23 FT, N 330.03

CHAMPAGNE MICHELLE/DOWNING SAMUEL LANE
4350 NW 160TH ST
TRENTON, FL 32693

2026

24-5S-16-03706-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

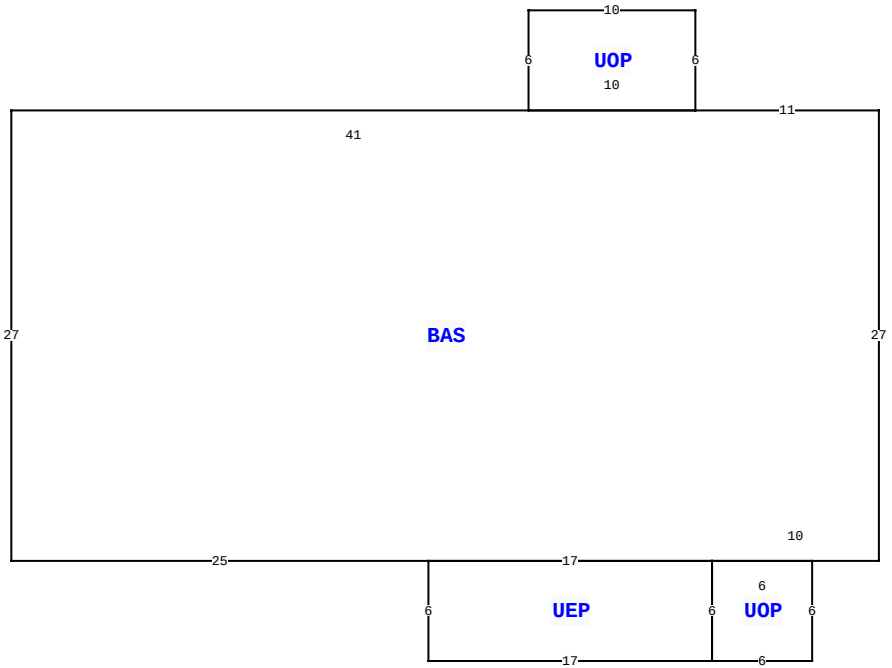
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,728
UEP	102	70		71	2,009
UOP	36	25		9	255
UOP	60	25		15	424
TOTALS	1,602			1,499	42,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,499	117.9000	70.74	106,039	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1404 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

1901 SW OLD WIRE RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,416
TOTAL MARKET OB/XF VALUE		10,850
TOTAL LAND VALUE - MARKET		48,800
TOTAL MARKET VALUE		102,066
SOH/AGL Deduction		37,809
ASSESSED VALUE		64,257
TOTAL EXEMPTION VALUE	HX HB VX	44,257
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		102,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052980	Storage Building	19,368	04/30/2025
000052911	Mobile Home		04/21/2025
000052753	Right-of-Way Acce		03/28/2025
9968	M H	125	07/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/607	1/15/2025	QC	U	I	11	100
GRANTOR: CHAMPAGNE MICHELLE AK						
GRANTEE: CHAMPAGNE MICHELLE						
1225/0474	11/14/2011	QC	U	I	11	100
GRANTOR: RICHARD C WICHTERMAN						
GRANTEE: RICHARD C WICHTERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N6 W10 S6 E10$ W41 S27 E25 UEP= S6 E17 N6 W17$
E17 UOP= S6 E6 N6 W6$ E10 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,850

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	100		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,800							

REVIEW DATE 07/09/2025 BY randall Total Acres: 4.88 Total Land Value: 48,800 Market: 0 Agricultural: 0 Common: 48,800 PRINTED 10/14/2025 BY SYS