COMM NW COR, S 993.08 FT FOR POB
S 331.03 FT, W 660 FT, N 331.03
TO POB EX .07 AC IN ORB 1184-58(

COTE LAWRENCE/COTE SANDRA G
1985 SW OLD WIRE RD
LAKE CITY, FL 32024-5392

2026

24-5S-16-03706-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

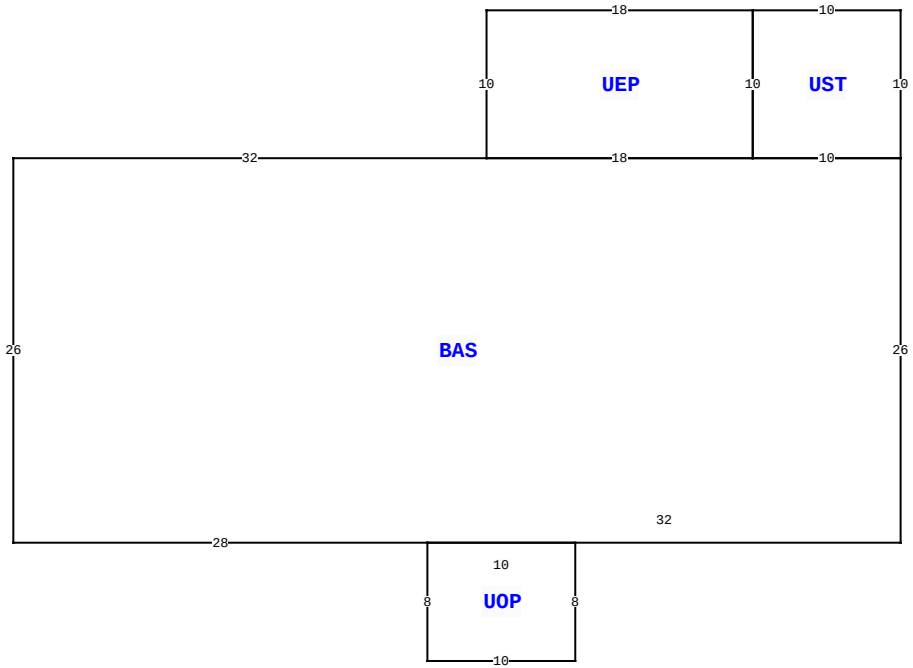
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	41,146
UEP	180	70		126	3,323
UOP	80	25		20	528
UST	100	45		45	1,187
TOTALS	1,920			1,751	46,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,751	109.9000	65.94	115,461	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1560 HX Base Yr 2014



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

1985 SW OLD WIRE RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,184
TOTAL MARKET OB/XF VALUE		15,780
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		109,664
SOH/AGL Deduction		50,335
ASSESSED VALUE		59,329
TOTAL EXEMPTION VALUE	HX HB SX	59,329
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,664

XFOB:1:1: FLEETWOOD/CHAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2414	2/22/2021	QC	U	I	11	100
GRANTOR: CHRISTISON TRISHA E						
GRANTEE: COTE LAWRENCE A						
1269/2622	8/28/2012	WD	U	I	30	100
GRANTOR: TRISHA E CHRISTISON						
GRANTEE: TRISHA E CHRISTISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E28 UOP= S8 E10N8 W10$ E32 N26 UST= N10 W10 S10 E10$ W10 UEP= N10 W18 S10E18$ W18$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
6	0031	BARN,MT AE	0	100	28	30	840.00	UT	11.00	11.00	75	2014	2014	3	75	6,930	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 15,780

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	4.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,700							

REVIEW DATE 11/12/2019 BY BC Total Acres: 4.77 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 10/14/2025 BY SYS