LOT 6 CEDAR HILLS S/D.
736-906, 857-672, 857-674, CT 12

THE WALTER RICHARD WYNN JR REALITY TRUST DATED DEC
427 SW ARCHIE GLN
LAKE CITY, FL 32024-3553

2026

26-3S-15-00270-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

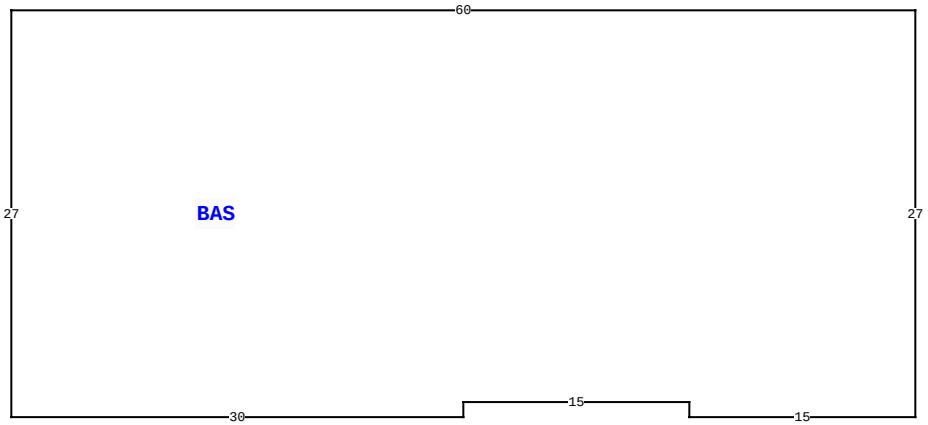
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	42,988
TOTALS	1,605			1,605	42,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,605	111.6000	66.96	107,471	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1605 HX Base Yr 2017



427 SW ARCHIE GLN, 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		42,988
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		101,188
SOH/AGL Deduction		57,011
ASSESSED VALUE		44,177
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		14,177
TOTAL JUST VALUE		101,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30538	MAINT/ALTR	25	10/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2713	12/07/2021	WD	U	I	11	100
GRANTOR: WYNN WALTER RICHARD J						
GRANTEE: THE WALTER RICHARD						
1353/0540	10/03/2017	QC	U	I	11	100
GRANTOR: DARLENE L LARISON						
GRANTEE: WALTER RICHARD WYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E30 N1 E15 S1 E15 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	1990	1990	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.07 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS