LOT 22 BLOCK A COUNTRY LANE
ESTATES S/D.

ROODE WILLIAM J/ROODE REBECCA L
144 NW WISHBONE CT
LAKE CITY, FL 32055

2026

28-2S-16-01771-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

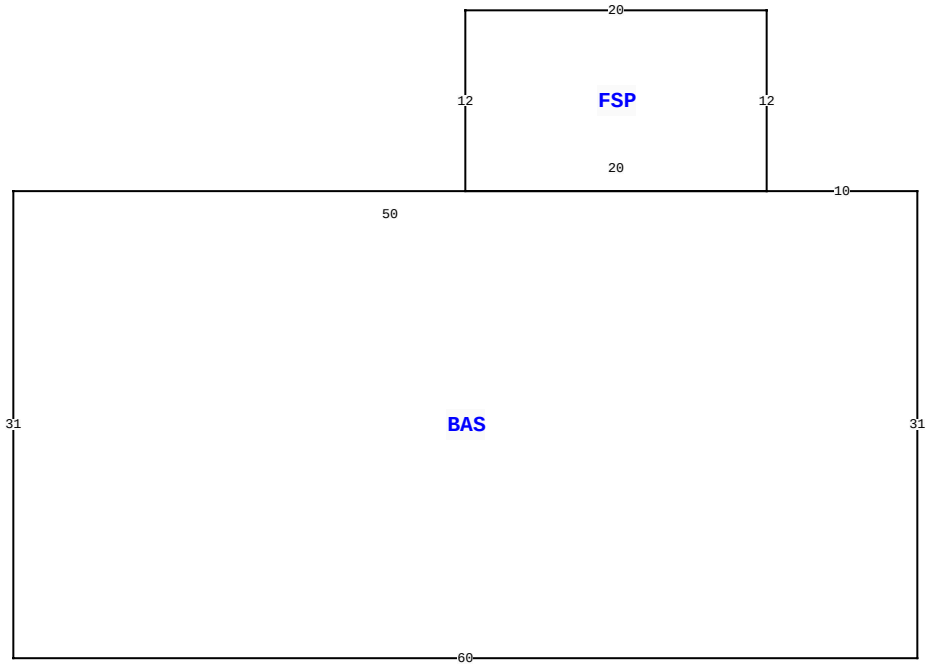
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	145,933
FSP	240	40		96	7,532
TOTALS	2,100			1,956	153,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,956	122.7450	115.38	225,683	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2018 Heated Area: 1860 HX Base Yr 2018



144 NW WISHBONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,464
TOTAL MARKET OB/XF VALUE		21,550
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		220,014
SOH/AGL Deduction		156,016
ASSESSED VALUE		63,998
TOTAL EXEMPTION VALUE	HX HB	38,998
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		220,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,785

SALE:1:1: LOT 22 BLK A COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29606	M H	421	08/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/2472	11/10/2016	WD	Q	I	01	130,000
GRANTOR: SONIA L BRUCK & JOSEP						
GRANTEE: WILLIAM J ROODE & R						
1043/1824	4/15/2005	WD	Q	V		37,000
GRANTOR: EVERETT A & KATHY PHI						
GRANTEE: JOSEPH R & SONIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W20 S12 E20$ W50 S31 E60 N31$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 21,550

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	45,000.00	45,000.00	45,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.13 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS