LOT 7 BLOCK B, RANCHETTES S/D UN OF NW1/4 OF NE1/4.

ODOM WANDA
504 NW SATURN LN
LAKE CITY, FL 32055

2026

28-3S-16-02356-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

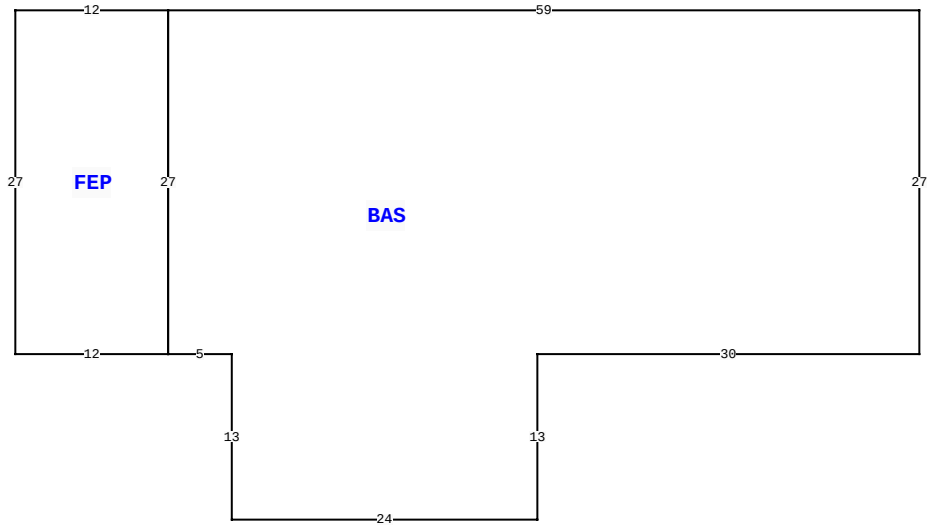
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100		1,905	55,276
FEP	324	85		275	7,980
TOTALS	2,229			2,180	63,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,180	120.9000	72.54	158,137	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1905 HX Base Yr 2003



502 NW SATURN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,077
TOTAL MARKET OB/XF VALUE		38,636
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		179,713
SOH/AGL Deduction		52,098
ASSESSED VALUE		127,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,893
TOTAL JUST VALUE		179,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20581	ADDN SFR	50	04/03/2003
20451	POOL	105	02/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/1588	12/03/2008	WD	Q	I	01	100
GRANTOR: WANDA G ODOM (RESERVI						
GRANTEE: PHILLIP E & JADA RU						
0959/2143	7/18/2002	WD	Q	I	01	100
GRANTOR: LOLA LEWIS (A WIDOW)						
GRANTEE: WANDA ODOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 FEP= W12 S27 E12 N27$ S27 E5 S13 E24 N13 E30 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2003	2003	3	40	8,064	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0282	POOL ENCL	0	100	0	0	982.00	UT	15.00	15.00	100	2003	2003	3	40	5,892	
7	0262	PRCH,FOP	0	100	14	15	210.00	UT	5.00	5.00	100	2003	2003	3	100	1,050	
8	0060	CARPORT F	0	100	20	26	520.00	UT	5.00	5.00	100	1996	1996	3	100	2,600	
9	0251	LEAN TO W/	0	100	15	18	270.00	UT	3.00	3.00	100	1996	1996	3	100	810	
10	0166	CONC,PAVMT	0	100	0	0	2,810.00	UT	2.00	2.00	100	1996	1996	3	100	5,620	

TOTAL OB/XF 36,536

LAND DESCRIPTION

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/11/2025 BY SYS

LOT 7 BLOCK B, RANCHETTES S/D UN OF NW1/4 OF NE1/4.

ODOM WANDA
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LAKE CITY, FL 32055

2026

28-3S-16-02356-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	03	03

DOR CODE 0202 MOBILE HOME/M HOME

MAP NUM | MKT AREA 06

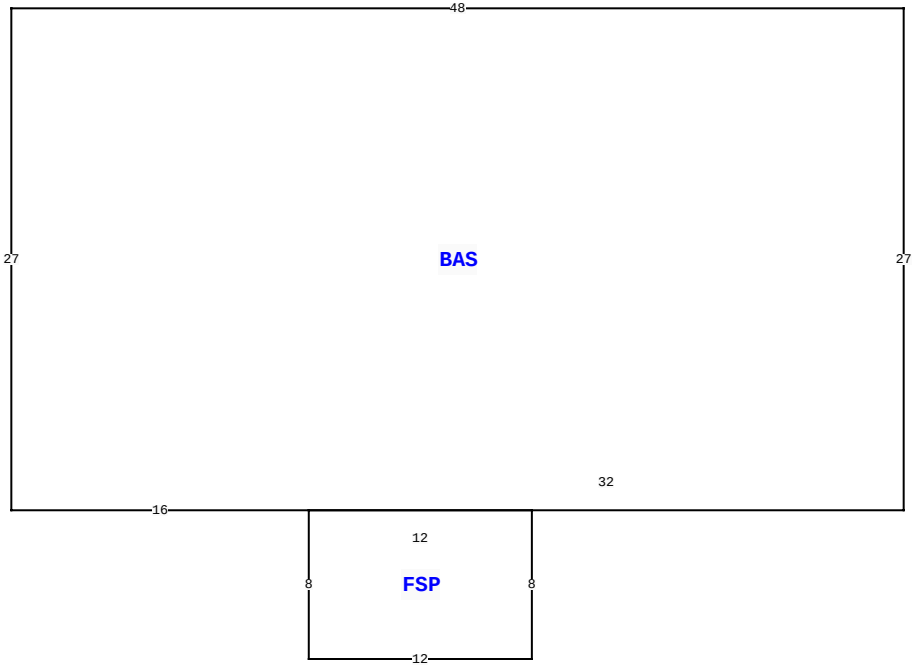
NEIGHBORHOOD/LOC 28316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	31,887
FSP	96	40		38	935
TOTALS	1,392			1,334	32,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,334	102.5100	61.51	82,054	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2003 Heated Area: 1296 HX Base Yr 2003



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GRANTOR: WANDA G ODOM (RESERVI						
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0959/2143	7/18/2002	WD	Q	I	01	100
GRANTOR: LOLA LEWIS (A WIDOW)						
GRANTEE: WANDA ODOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E16 FSP= S8 E12 N8 W12$ E32 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
11	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	2.00	2.00	50	1994	1994	3	50	1,200	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
13	0169	FENCE/WOOD	0	100	0	0	1.00	UT	700.00	700.00	100	2023	2022		100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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

REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/11/2025 BY SYS