BEG AT NW COR OF S1/2 OF SE1/4 R
S 667.60 FT, W 660 FT, N 668.42

WOODS MICHAEL/WOODS VIAN
223 SW SOLITARE GLN
LAKE CITY, FL 32024

2026

28-4S-16-03232-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

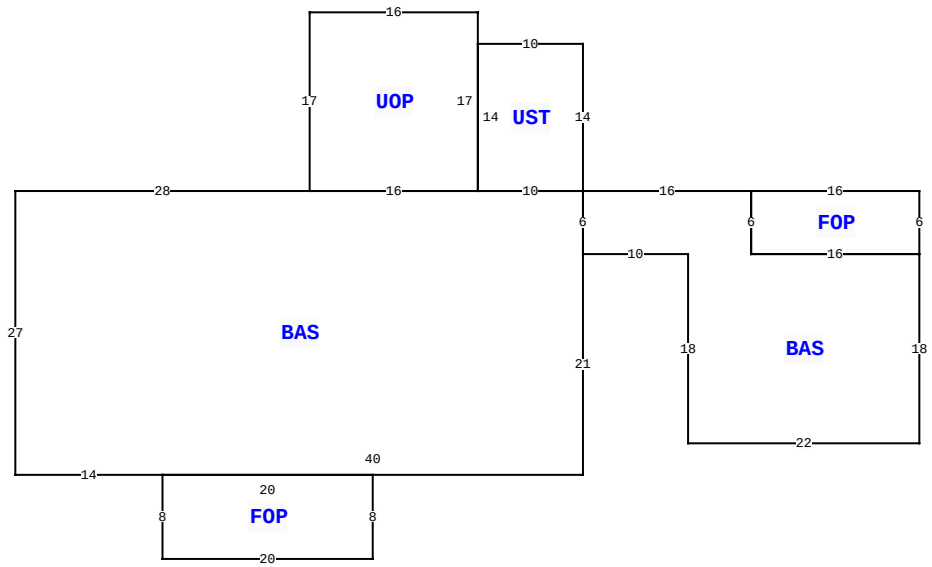
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	492	100		492	13,709
BAS	1,458	100		1,458	40,626
FOP	96	35		34	947
FOP	160	35		56	1,560
UOP	272	25		68	1,895
UST	140	45		63	1,756
TOTALS	2,618			2,171	60,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,171	116.1000	69.66	151,232	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1950 HX Base Yr



223 SW SOLITARE 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		60,493
TOTAL MARKET OB/XF VALUE		20,310
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		170,803
SOH/AGL Deduction		72,448
ASSESSED VALUE		98,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,633
TOTAL JUST VALUE		170,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,803

XFOB:1:1: PALM HARBOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19051	ADDN SFR	91	12/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1169/1928	3/23/2009	QC	U	I	11	100
GRANTOR: LARA D WEHRLI						
GRANTEE: VIAN R WOODS & MICH						
0759/0399	3/27/1992	WD	U	V	12	27,000
GRANTOR: FREDERICK NORRIS						
GRANTEE: WOODS-DOBELSTEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E14 FOP= S8 E20N8 W20$ E40 N21 BAS= E10 S18 E22 N18 FOP= N6 W16 S6 E16$ W16 N6 W16 S6$ N6 UST= N14 W10 S14 E10$ W10 UOP= N17 W16 S17 E16$ W16$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	4,000.00	4,000.00	60	2007	2007	3	60	2,400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0030	BARN,MT	0	0	24	34	816.00	UT	10.00	10.00	100	2014	2014	3	100	8,160	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 19,810

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 07/17/2019 BY BC Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

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11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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 07/17/2019 BY BC Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/18/2025 BY SYS