LOT 4 BAR D ESTATES UNIT 2. EX 1
ORB 941-2610.

WIGGINS SAMUEL DAVID
385 SW CLINT WAY
LAKE CITY, FL 32024

2026

29-5S-17-09449-204

BUILDING CHARACTERISTICS

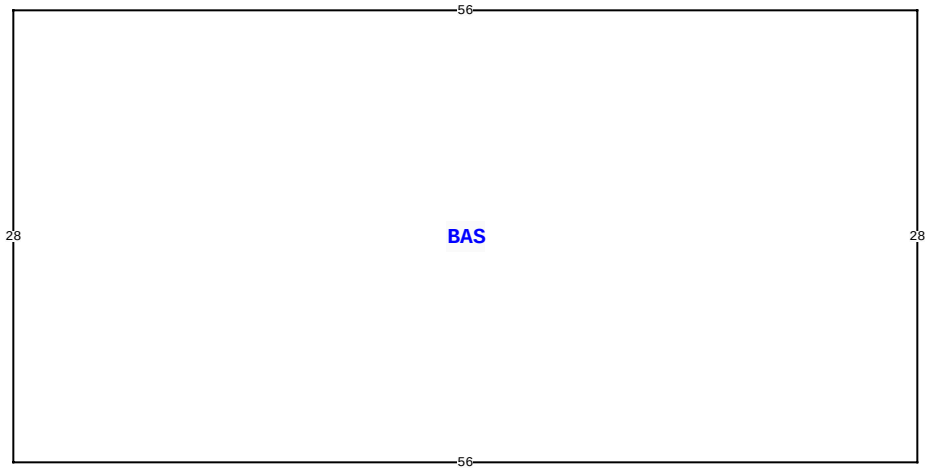
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	29517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	37,218
TOTALS	1,568			1,568	37,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	98.9000	59.34	93,045	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2021 Heated Area: 1568 HX Base Yr 2021



383 SW CLINT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,218
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		26,600
TOTAL MARKET VALUE		74,118
SOH/AGL Deduction		18,946
ASSESSED VALUE		55,172
TOTAL EXEMPTION VALUE	HX HB	30,172
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		74,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,118

XFOB:1:1: ADAMS MH
BLDG:1:1: ADAMS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19112	M H	125	01/11/2002
14941	M H	125	01/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1689	11/19/2020	QC	U	I	30	100
GRANTOR: GLENDA JEAN WIGGINS						
GRANTEE: GLENDA JEAN & SAMUE						
0939/2748	10/06/2001	WD	Q	I	06	100
GRANTOR: WIGGINS HENRY & GLEND						
GRANTEE: WIGGINS SAMUEL DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E56 N28$.

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	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0.70	38,000.00	26,600.00	26,600							

REVIEW DATE 09/06/2017 BY BC Total Acres: 4.02 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 10/07/2025 BY SYS