LOT 10 BAR D ESTATES UNIT II.
ORB 755-2091 THRU 2100,798-762

WALLER RICKY/WALLER MELINDA
544 SW CLINT WAY
LAKE CITY, FL 32024

2026

29-5S-17-09449-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

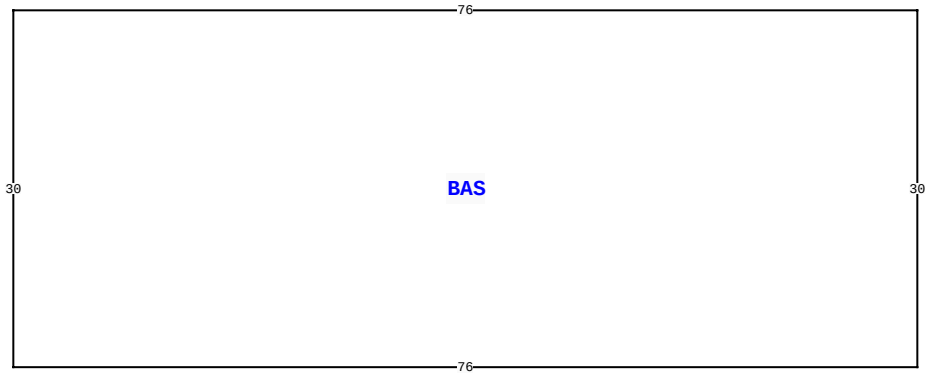
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	2,280	100		2,280	60,396
TOTALS	2,280			2,280	60,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	86.5640	51.94	118,423	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2013 Heated Area: 2280 HX Base Yr 2013



544 SW CLINT WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,396
TOTAL MARKET OB/XF VALUE		16,408
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		114,804
SOH/AGL Deduction		19,261
ASSESSED VALUE		95,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,821
TOTAL JUST VALUE		114,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,356

PRMT:1:1: SHEPPARD MH LOT 10/2

XFOB:1:1: KING MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24470	M H	275	05/05/2006
21302	M H	250	12/02/2003
15494	M H	125	05/07/1999
11709	M H	125	09/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1301	5/18/2012	WD	U	I	37	50,000
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: RICKY & MELINDA WAL						
1227/0731	12/22/2011	QC	U	I	11	100
GRANTOR: KRISTA HARRELSON						
GRANTEE: BLACK CREEK CUSTOM						

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	0	30	32	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,640	
2	0252	LEAN-TO W/	0	100	16	32	1.00	UT	0.00	0.00	100	2013	2013	3	100	768	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 16,408

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	38,000.00	38,000.00	38,000							

REVIEW DATE 09/07/2017 BY BC Total Acres: 5.02 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 10/06/2025 BY SYS