COMM NE COR OF SE1/4, W 2690.05
COR OF NW1/4 OF SE1/4, S 548.69
W 670 FT, S 652.80 FT, TO N R/W

WOLF FRED DAVID REVOCABLE TRUST
1487 SE EBENEZER RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

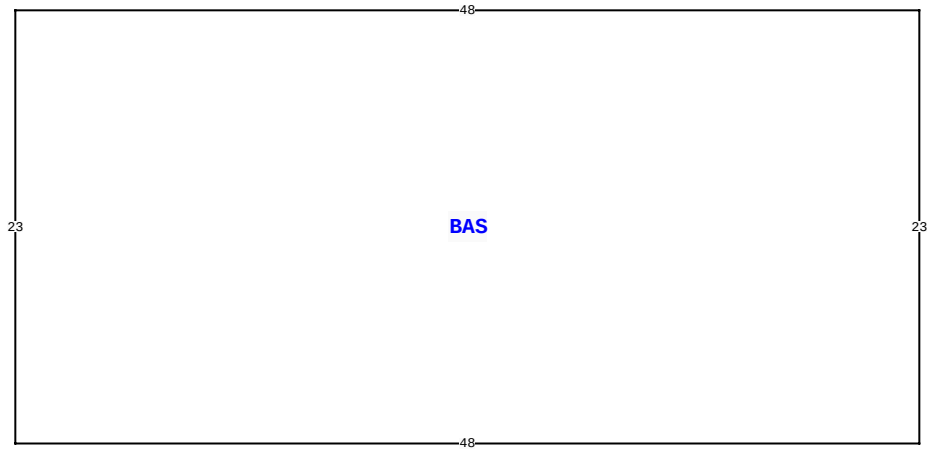
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	16,993
TOTALS	1,104			1,104	16,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	64.1400	38.48	42,482	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1104 HX Base Yr 2026



1487 SE EBENEZER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,993
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		119,040
TOTAL MARKET VALUE		143,433
SOH/AGL Deduction		0
ASSESSED VALUE		143,433
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		87,711
TOTAL JUST VALUE		143,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052103	Electrical Servic	0	01/17/2025
26604	M H	535	01/11/2008
17947	M H	125	02/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/713	8/22/2025	TR	U	I	11	100
GRANTOR: WOLF KAITLIN HENNESSE						
GRANTEE: WOLF FRED DAVID REV						
1462/656	3/17/2022	WD	U	I	37	240,000
GRANTOR: CHRISTIE DEBORAH						
GRANTEE: WOLF KAITLIN HENNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	100					17.84	AC		1.00	1.00	1.00	6,000.00	6,000.00	107,040							
3	0000	C	VAC RES	100					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 19.84 Total Land Value: 119,040 Market: 0 Agricultural: 0 Common: 119,040 PRINTED 10/14/2025 BY SYS