BEG NW COR OF SE1/4 OF SW1/4, E
FOR POB, S 644 FT, W 269.58 FT,
269.58 FT TO POB EX THE S1/2 THE

CHERRY CHRISTOPHER AARON
1409 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

33-5S-17-09485-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

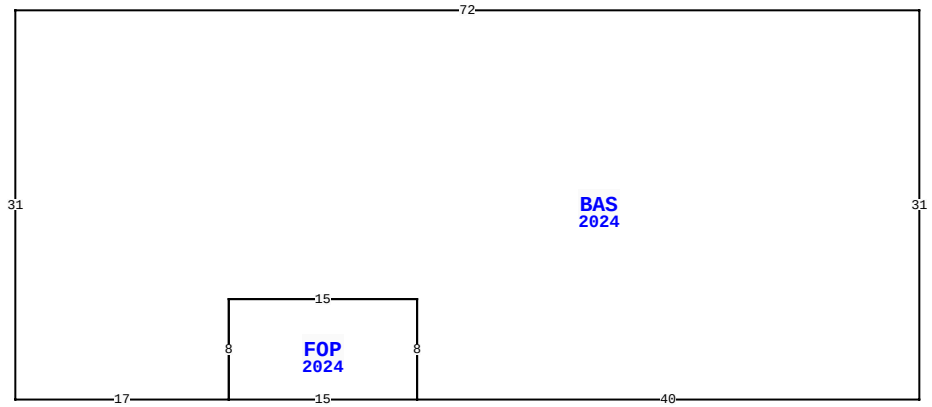
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	33517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2024	2,112	243,707
FOP	120	35	2024	42	4,846
TOTALS	2,232			2,154	248,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,154	115.5000	118.96	256,240	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2025 Heated Area: 2112 HX Base Yr 2025



1409 SW HALTIWANGER RD, 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		248,553
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		288,053
SOH/AGL Deduction		0
ASSESSED VALUE		288,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,331
TOTAL JUST VALUE		288,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044761	Mobile Home		06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2555	4/08/2022	QC	U	V	11	100
GRANTOR: HENDERSON JOYCE						
GRANTEE: CHERRY CHRISTOPHER						
802/1693	3/01/1995	WD	Q	V	01	6,000
GRANTOR: SMOKER HELEN A						
GRANTEE: TAYLOR RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,10] W72 S31 E17 N8 E15 S8 E40 N31 $
FOP=[YR=2024;ORIG=6,33] E15 S8 W15 N8 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/05/2023 BY MLU Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS