COMM AT SW COR OF NW1/4 OF
SW1/4, RUN N 340.34 FT, RUN E
56.71 FT FOR POB, RUN N 26 DG

HATCH LANGDON LESLIE/HATCH CANDICE T
7377 BULB FARM RD
WELLBORN, FL 32094-2570

2026

34-1S-17-04644-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

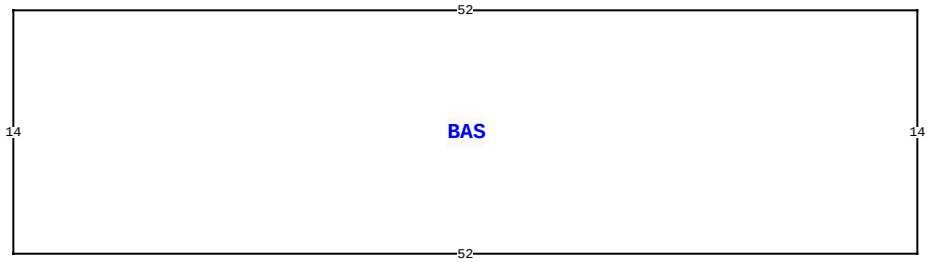
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 05
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	41,742
TOTALS	728			728	41,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	110.9000	104.25	75,894	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 728 HX Base Yr



163 NE RASTUS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,742
TOTAL MARKET OB/XF VALUE	7,650
TOTAL LAND VALUE - MARKET	13,581
TOTAL MARKET VALUE	62,973
SOH/AGL Deduction	1,211
ASSESSED VALUE	61,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,762
TOTAL JUST VALUE	62,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21582	M H	375	03/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/0475	2/19/2004	WD	Q	V	01	100

GRANTOR: SHIRLEY ANN THOMAS
GRANTEE: LANGDON LESLIE HATC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	0			0.00	0.00	5.03	AC		1.00	1.00	1.00	2,700.00	2,700.00	13,581							

REVIEW DATE 07/23/2015 BY DF Total Acres: 5.03 Total Land Value: 13,581 Market: 0 Agricultural: 0 Common: 13,581 PRINTED 10/10/2025 BY SYS