LOT 4 EASTSIDE VILLAGE S/D. WILKOSZ UDO

ORB 747-839, 767-1131, ,

2026

34-3S-17-07018-104

BUILDING CHARACTERISTICS

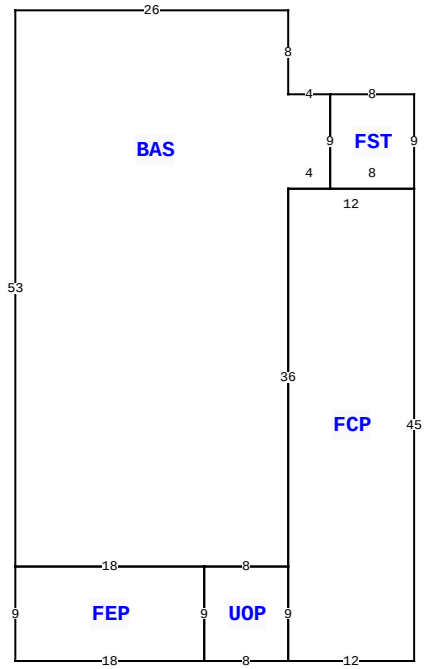
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100		1,414	39,298
FCP	540	25		135	3,752
FEP	162	85		138	3,835
FST	72	55		40	1,112
UOP	72	25		18	500
TOTALS	2,260			1,745	48,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,745	115.8000	69.48	121,243	1986	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1414 HX Base Yr



198 SE PEARL TER, 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 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,497
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	71,297
SOH/AGL Deduction	13,371
ASSESSED VALUE	57,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,926
TOTAL JUST VALUE	71,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,297

XFOB:6:1: SMIT ID #326270V0343A & B ORB 767-1273 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051464	Roof Replacement	7,750	11/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1281/1558	9/12/2014	WD	Q	I	01	40,000
GRANTOR: CHARLES R LUCAS						
GRANTEE: UDO WILKOSZ						
1263/1431	10/18/2013	WD	Q	I	01	45,000
GRANTOR: HJALMER W & EVELYN H						
GRANTEE: CHARLES R & MYRTLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S53 FEP= S9 E18 N9 W18$ E18 UOP= S9 E8 N9 W8$ E8FCP= S9 E12 N45 FST= N9 W8 S9 E8$ W12 S36$ N36 E4 N9 W4 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	0166	CONC,PAVMT	0	0	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS