COMM 1891.13 FT N OF SW COR OF
SEC, RUN E 440 FT, N 330 FT
FOR POB, CONT N 165 FT, E

WENDEL LINDA K
244 SW AL JERNON CT
LAKE CITY, FL 32024

2026

34-4S-16-03274-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

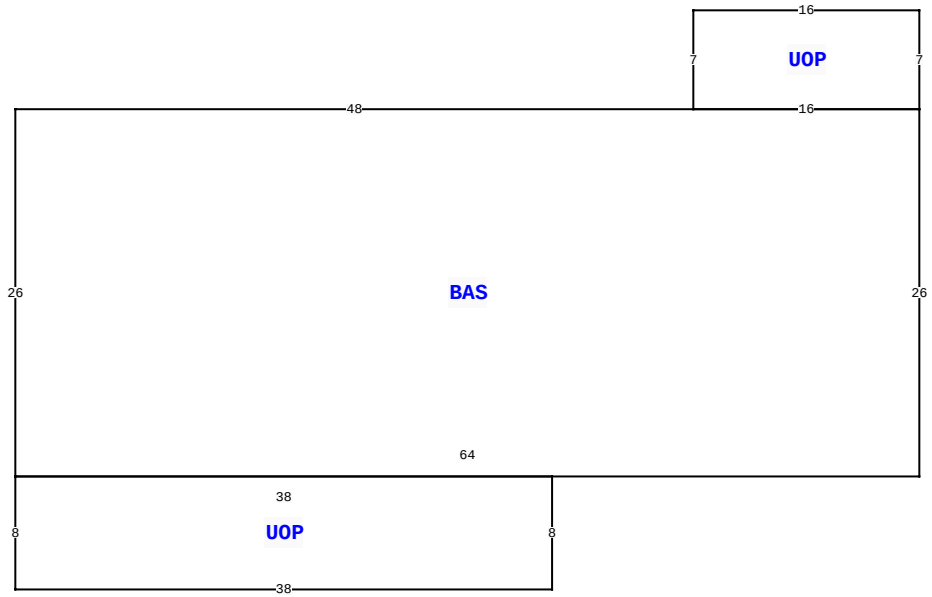
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	97,990
UOP	112	25		28	1,649
UOP	304	25		76	4,475
TOTALS	2,080			1,768	104,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.9000	107.07	189,300	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2006 Heated Area: 1664 HX Base Yr 2006



244 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,115
TOTAL MARKET OB/XF VALUE		10,555
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		142,670
SOH/AGL Deduction		63,569
ASSESSED VALUE		79,101
TOTAL EXEMPTION VALUE	HX HB SX WX	79,101
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,670

XFOB:1:1: MOOR M H
BLDG:1:1: MOOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041857	Roof Replacement	9,000	05/05/2021
23042	M H	340	04/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1021/2430	7/26/2004	WD	U	V	08	6,000

GRANTOR: JAMES MOORE JR & IDA
GRANTEE: LINDA K WENDEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 UOP= S8 E38 N8 W38$ E64 N26 UOP= N7 W16 S7 E16$W16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	75	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
5	0294	SHED WOOD/	0	100	16	10	160.00	UT	10.50	10.50	100	2007	2007	3	100	1,680	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,555

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	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/09/2025 BY SYS