

COMM SE COR OF NW1/4 OF SW1/4, N  
 FT FOR POB, N 672 FT, W 324.54 F  
 324.54 FT TO POB.

WELLS GARY/SPEARS PEGGY  
 ROUTE 22 BOX 22639  
 LAKE CITY, FL 32024

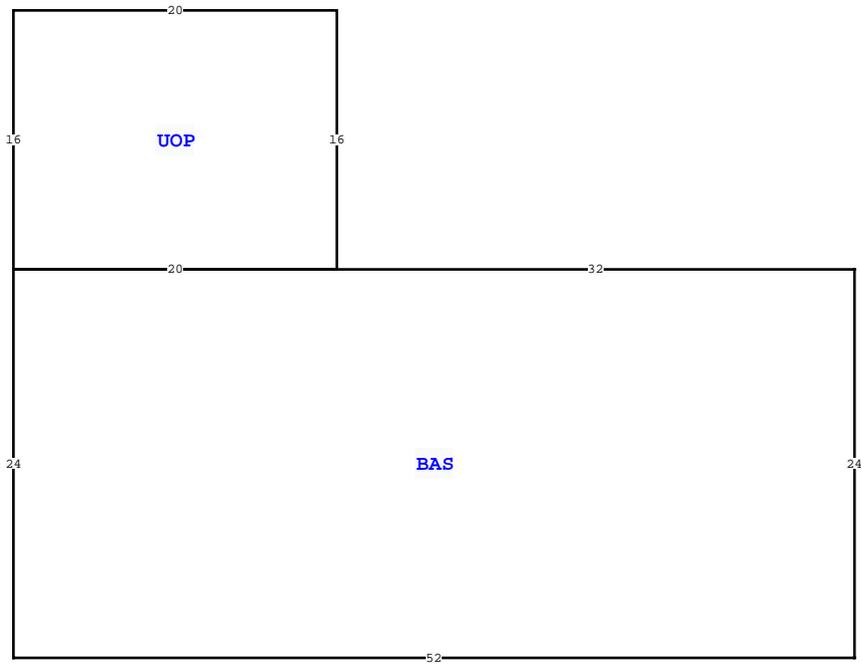
**2026**

01-4S-15-00312-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	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	1415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
UOP	320	25	
TOTALS	1,568		1,328 37,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	2026		93,943	1983	1983	0	0	60.00	40.00
Heated Area: 1248				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,577
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			101,077
SOH/AGL Deduction			0
ASSESSED VALUE			101,077
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,077
TOTAL JUST VALUE			101,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/2179	6/22/2001	WD Q	Q	I		45,000
GRANTOR: RICHARD SIMPSON & JAC						
GRANTEE: DONALD MOORE (INCL						
0931/2202	6/18/2001	WD Q	Q	I	01	100
GRANTOR: DONALD MOORE & MARY E						
GRANTEE: GARY WELLS & PEGGY						

EXTRA FEATURES		209 SW REIGEL CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 UOP= N16 W20 S16 E20\$ W20 S24 E52 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							