LOT 4 & 5 BLOCK 3 WILSON SPRINGS
1-B. LOT 4 BLK 3 DESC AS: COMM A
SE1/4 OF SEC RUN S 1218.72 FT, C

LEE DANIEL S/LEE ROSEMARY C
145 SW HANCOCK CT
LAKE CITY, FL 32024

2027

01-7S-15-04149-304

BUILDING CHARACTERISTICS

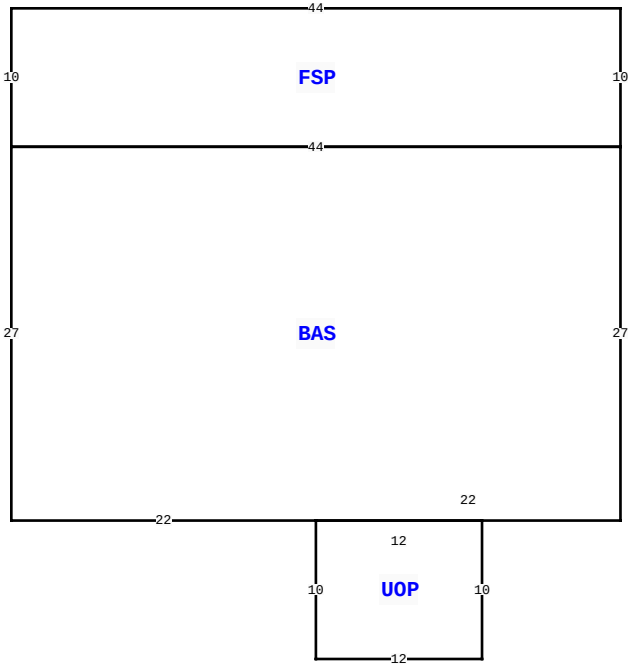
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	42,133
FSP	440	40		176	6,242
UOP	120	25		30	1,064
TOTALS	1,748			1,394	49,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,394	115.9000	69.54	96,939	2006	2006	0	0	0	49.00	51.00

2 MOBILE HME 0% - 0 Heated Area: 1188 HX Base Yr



158 SW MONUMENT LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,439
TOTAL MARKET OB/XF VALUE	9,034
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	86,473
SOH/AGL Deduction	0
ASSESSED VALUE	86,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,473
TOTAL JUST VALUE	86,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045531	Roof Replacement	8,200	09/22/2022
24337	M H	300	04/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/1545	8/12/2008	WD	Q	V		14,600
GRANTOR: DOUGLAS SASSER						
GRANTEE: DANIEL & ROSEMARY L						
1156/1549	8/08/2008	WD	Q	V	03	500
GRANTOR: LOUISE G BROSHAR						
GRANTEE: DANIEL & ROSEMARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 FSP= N10 W44 S10 E44$ W44 S27 E22 UOP= S10 E12 N10 W12$ E22$.

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	0294	SHED WOOD/	0	0	14	20	280.00	UT	9.00	9.00	70	2006	2006	3	70	1,764	
2	0251	LEAN TO W/	0	0	6	20	120.00	UT	3.00	3.00	75	2006	2006	3	75	270	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,034

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	40,000.00	8,000.00	8,000							

REVIEW DATE 11/18/2022 BY JS Total Acres: 2.31 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS