COMM SE COR OF SEC, RUN W
617.23 FT TO W R/W OF RD, NW
ALONG R/W 1223.01 FT, W 786.34

WALDRON JAMES BLAINE
587 NW UNION PARK RD
WELLBORN, FL 32094

2026

02-3S-16-01946-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

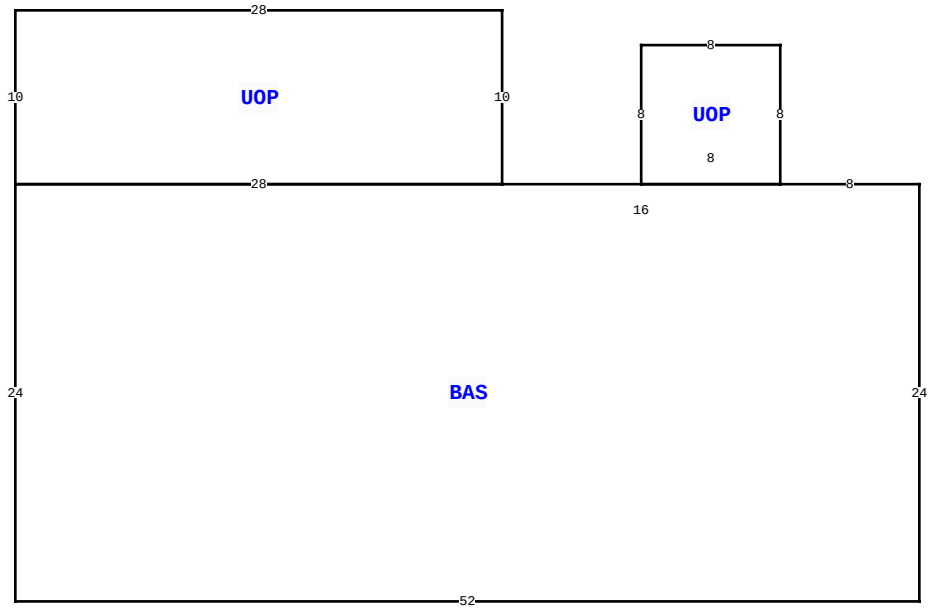
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	76,307
UOP	64	25		16	978
UOP	280	25		70	4,280
TOTALS	1,592			1,334	81,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,334	115.8000	111.17	148,301	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr



277 NW MICHELLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,566
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	13,390
TOTAL MARKET VALUE	103,256
SOH/AGL Deduction	18,952
ASSESSED VALUE	84,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,304
TOTAL JUST VALUE	103,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,553

SALE:1:1: INC WELL & SEPTIC TANK
BLDG:1:1: SKYLINE/SHORE MANOR MH
XFOB:1:1: RIDGEWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0323	11/19/2019	WD	U	I	11	100
GRANTOR: VIVIAN G HALL						
GRANTEE: JAMES BLAINE WALDRO						
1048/1590	6/08/2005	WD	Q	I		46,500
GRANTOR: TERESA A NELSON DEISL						
GRANTEE: VIVAN G HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W8 S8 E8 $ W16 UOP= N10 W28 S10 E28$ W28 S24 E52 N24$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
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 8,300

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		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.03 Total Land Value: 13,390 Market: 0 Agricultural: 0 Common: 13,390 PRINTED 05/08/2026 BY SYS