

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

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 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 |
| 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 | 06 |
| NEIGHBORHOOD/LOC | 2316.0200 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,248 | 100 | |
| UOP | 64 | 25 | |
| UOP | 280 | 25 | |
| TOTALS | 1,592 | | |

| 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 | 108.85 | 145,206 | 1996 | 1996 | 0 | 0 | 45.00 | 55.00 | | | | | | | | | | | | | | |
| 2 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/03/2022</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/03/2022 | | |
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| | | | 05/03/2022 | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|---|-------------|-----------|--------|-------------|--------|------------|
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 79,863 | | |
| TOTAL MARKET OB/XF VALUE | | | | 8,300 | | |
| TOTAL LAND VALUE - MARKET | | | | 13,390 | | |
| TOTAL MARKET VALUE | | | | 101,553 | | |
| SOH/AGL Deduction | | | | 17,249 | | |
| ASSESSED VALUE | | | | 84,304 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 84,304 | | |
| TOTAL JUST VALUE | | | | 101,553 | | |
| 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 | | | | | | |
| XPOB: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 | | 277 NW MICHELLE PL, LAKE CITY | |
|----------------|------------|-------------------------------|----------------|
| L N | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0190 | FPLC PF | 1,200.00 |
| 2 | 0261 | PRCH, UOP | 0.00 |
| 3 | 9945 | Well/Sept | 7,000.00 |

| TOTAL OB/XF | | | | | | | | | | | | | | 8,300 | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,390 | | | | | | | |

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