BEG SW COR OF SW1/4 OF SE1/4,
RUN N 313 FT, E 417 FT, S
313 FT, W 417 FT TO POB.

HOBBY RANDALL/HOBBY MELISSA
137 SW WILDER CT
LAKE CITY, FL 32024

2026

02-5S-15-00430-001

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

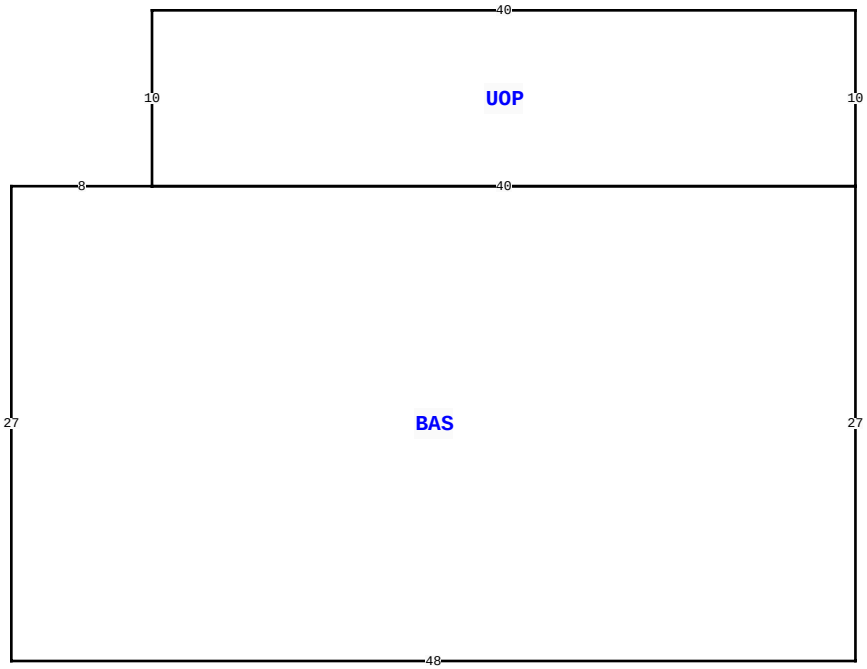
NEIGHBORHOOD/LOC 2515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,938
UOP	400	25		100	6,014
TOTALS	1,696			1,396	83,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,396	113.9000	109.34	152,639	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2008 Heated Area: 1296 HX Base Yr 2008



137 SW WILDER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,951
TOTAL MARKET OB/XF VALUE		14,400
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		140,351
SOH/AGL Deduction		70,762
ASSESSED VALUE		69,589
TOTAL EXEMPTION VALUE	HX HB	40,302
BASE TAXABLE VALUE		29,287
TOTAL JUST VALUE		140,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,608

XFOB:3:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049699	Electrical Servic	0	04/30/2024
15657	M H	125	06/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/1747	10/16/2007	QC	Q	I	01	100

GRANTOR: SANDRA GAIL TERRY HOB

GRANTEE: RANDALL & MELISSA H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S27 E48 N27 UOP= N10 W40 S10 E40$ W40$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	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 14,400

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/08/2026 BY SYS