THE N 140 FT OF NE1/4 OF NW1/4 A
HALTIWANGER RD, EX THE W 390 FT.

WALTERS VIRGINIA A
1640 SW HALTIWANGER ROAD
LAKE CITY, FL 32024

2027

04-6S-17-09597-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

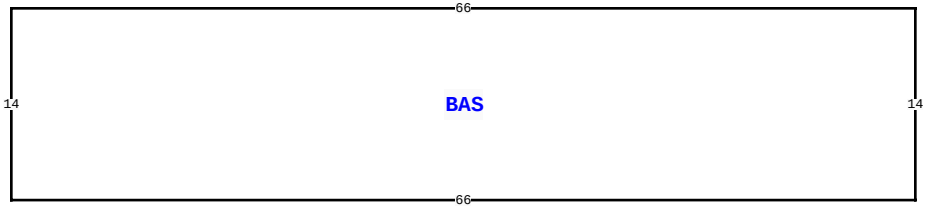
NEIGHBORHOOD/LOC 4617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,868
TOTALS	924			924	16,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	76.0590	45.64	42,171	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



1640 SW HALTIWANGER RD, LAKE CITY

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

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	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,868
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	17,280
TOTAL MARKET VALUE	42,398
SOH/AGL Deduction	302
ASSESSED VALUE	42,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,096
TOTAL JUST VALUE	42,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,398

LAND:1:1: RECALC AC ON 12-18-02 TO REFLECT GIS AC

SALE:1:1: INCL 1973 MANATEE M H - SERIAL NO 7481 (

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0655/0031	6/14/1988	WD	U	V		10,900
GRANTOR: NORTON JOHN						
GRANTEE: WALTERS VIRGINIA A						
0618/0466	3/20/1987	WD	U	V		6,500
GRANTOR: WADDELL J F						
GRANTEE: NORTON JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	0102	C	SFR/MH	0		A-1	0.00	0.00	0.80	AC		1.00	1.00	1.20	18,000.00	21,600.00	17,280							

REVIEW DATE 10/04/2017 BY BC Total Acres: 0.80 Total Land Value: 17,280 Market: 0 Agricultural: 0 Common: 17,280 PRINTED 11/17/2026 BY SYS