

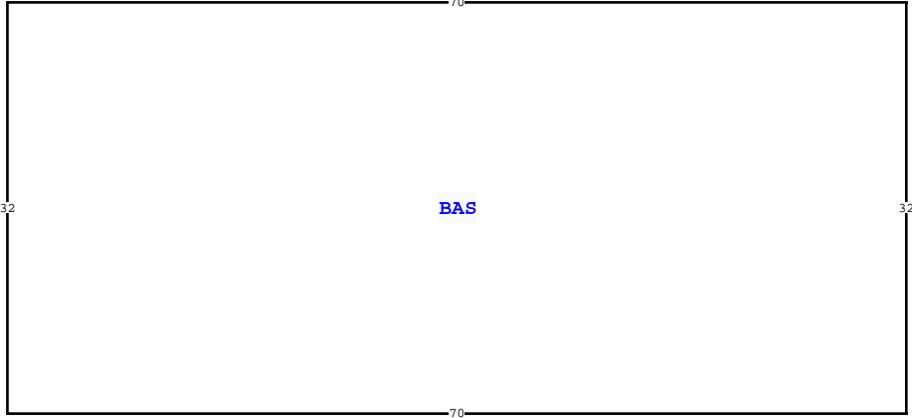
BEG AT NW COR OF NE1/4 OF NW1/4,
 FT, RUN S 140.02 FT, E 369.93 FT
 HALTIWANGER RD, SE ALONG R/W 477

WALTERS VIRGINIA A
 1642 SW HALTIWANGER RD
 LAKE CITY, FL 32024

2026

04-6S-17-09597-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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	04	04	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,240	100	
TOTALS	2,240		128,091

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2017		232,893	1994	1994	0	0	45.00	55.00
				Heated Area: 2240			HX Base Yr 2017				
											
BLD DATE		LGL DATE		05/07/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,091	
TOTAL MARKET OB/XF VALUE		10,900	
TOTAL LAND VALUE - MARKET		158,400	
TOTAL MARKET VALUE		152,639	
SOH/AGL Deduction		90,415	
ASSESSED VALUE		62,224	
TOTAL EXEMPTION VALUE	HX HB	37,224	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		297,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,718	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40904	M H	0	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/0435	3/29/2001	WD	Q	V	06	15,000
GRANTOR: BRUCE A NICELY						
GRANTEE: VIRGINIA A WALTERS						
0822/1522	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: VIRGINIA A WALTERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W70 S32 E70 N32\$.	

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	100	0	0			0.00	100	2013	2013	3	100	3,900	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	100					16.60	AC		1.00	1.00	1.00	280.00	280.00	4,648							
3	9910	M	MKT. VAL. AG	100					16.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	149,400							