COMM NW COR OF NE1/4 OF NW1/4, S
422.10 FT TO POB, E 437 FT TO WS
MAINTAINED R/W LINE OF HALTIWANG

ROBERTS MICHAEL/ROSARIO DANILLE NICOLE
1716 SW HALTWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

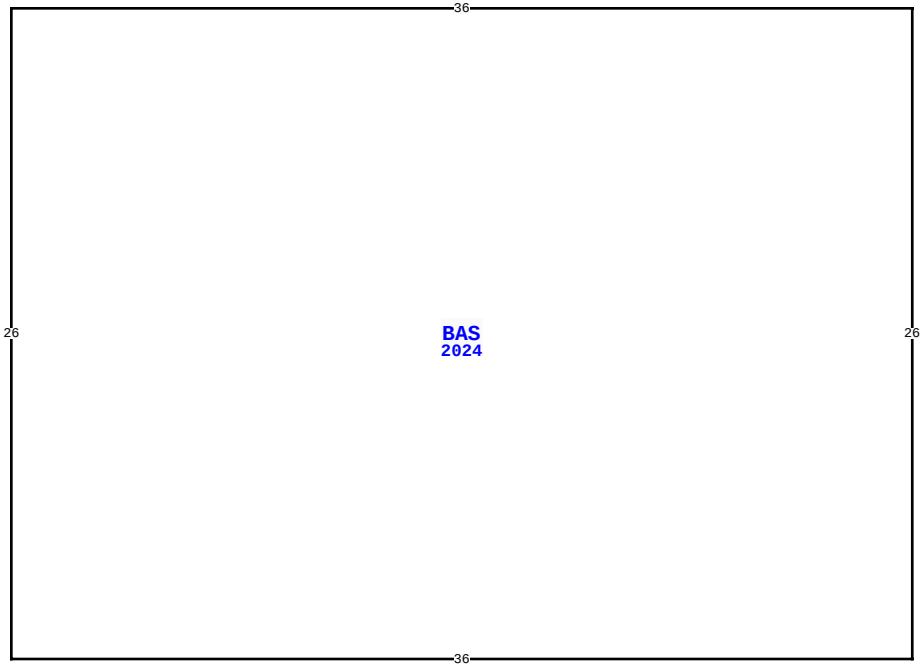
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2024	936	97,646
TOTALS	936			936	97,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	936	113.5000	114.64	107,303	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2024 Heated Area: 936 HX Base Yr



1716 SW HALTIWANGER RD, 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	97,646
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	40,160
TOTAL MARKET VALUE	144,806
SOH/AGL Deduction	0
ASSESSED VALUE	144,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,806
TOTAL JUST VALUE	144,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2507	12/05/2023	QC	U	I	11	100
GRANTOR: WALTERS VIRGINIA A						
GRANTEE: ROBERTS MICHAEL						
1503/2435	12/04/2023	QC	U	I	11	100
GRANTOR: ROBERTS MICHAEL						
GRANTEE: WALTERS VIRGINIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,20] E36 S26 W36 N26 $
.

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	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 7,000

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					2.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,160							

REVIEW DATE 12/07/2023 BY JB Total Acres: 2.51 Total Land Value: 40,160 Market: 0 Agricultural: 0 Common: 40,160 PRINTED 05/08/2026 BY SYS