

LOT 1 NICELY ACRES S/D.
738-713, WD 1500-1097, WD 1508-2

FLETCHER EDWIN/FLETCHER MIA
1884 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-101
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2026
TOTALS	1,140		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF 2	100% - 2026									
Heated Area: 1140						HX Base Yr 2026					
TOTALS	1,140		1,140	122,456							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,456
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		67,340
TOTAL MARKET VALUE		196,796
SOH/AGL Deduction		0
ASSESSED VALUE		196,796
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,385
TOTAL JUST VALUE		196,796
NCON VALUE		129,456
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051070	Mobile Home		10/14/2024
000049995	Right-of-Way Acce		05/29/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1544/664	6/16/2025	WD Q	Q	I	01	244,900
GRANTOR: TERRY LESLIE						
GRANTEE: FLETCHER EDWIN						
1508/2408	2/15/2024	WD Q	Q	V	01	77,000
GRANTOR: CLARK SAMUAEL W						
GRANTEE: TERRY LESLIE						

EXTRA FEATURES		1884 SW HALTIWANGER RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=15,12] E76 S15 W76 N15 \$											

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		00	0.00	0.00	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							