

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		1,140
			132,556

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	-	2026						
Heated Area: 1140						HX Base Yr 2026					
TOTALS				1,140			1,140				132,556

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,556
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		67,340
TOTAL MARKET VALUE		206,896
SOH/AGL Deduction		0
ASSESSED VALUE		206,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,485
TOTAL JUST VALUE		206,896
NCON VALUE		139,556
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

TOTAL OB/XF												7,000					
1884 SW HALTIWANGER RD, LAKE CITY																	

BUILDING NOTES																	

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

LAND DESCRIPTION												TOTAL OB/XF						7,000						
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							