

LOT 14 NICELY ACRES S/D.
758-2328, 762-1636, 850-2058, 86

TODD VIRGIL M
2001 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-114
[Barcode]

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	4617.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	144,394
TOTALS	1,860			1,860	144,394

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% - 2002																					
				Heated Area: 1860				HX Base Yr 2002																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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				05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,394
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			37,920
TOTAL MARKET VALUE			189,514
SOH/AGL Deduction			96,333
ASSESSED VALUE			93,181
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			41,770
TOTAL JUST VALUE			189,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30686	M H	375	12/21/2012
15539	M H	125	05/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/1213	11/14/2001	QC	Q	I	01	12,000
GRANTOR: PAUL WAYNE & MARYANN						
GRANTEE: VIRGIL M TODD						
0933/0611	8/14/2001	WD	Q	I		20,000
GRANTOR: EDWIN & TERRY KELLY						
GRANTEE: PAUL & MARY ANN BLA						

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	0294	SHED WOOD/	0	100	0	0			0.00	100	2013	2013	3	100	200	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S31 E60 N31\$.												

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	2.37	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,920								