

LOT 20 NICELY ACRES S/D.  
798-306, 828-1554, POA 1111-834,

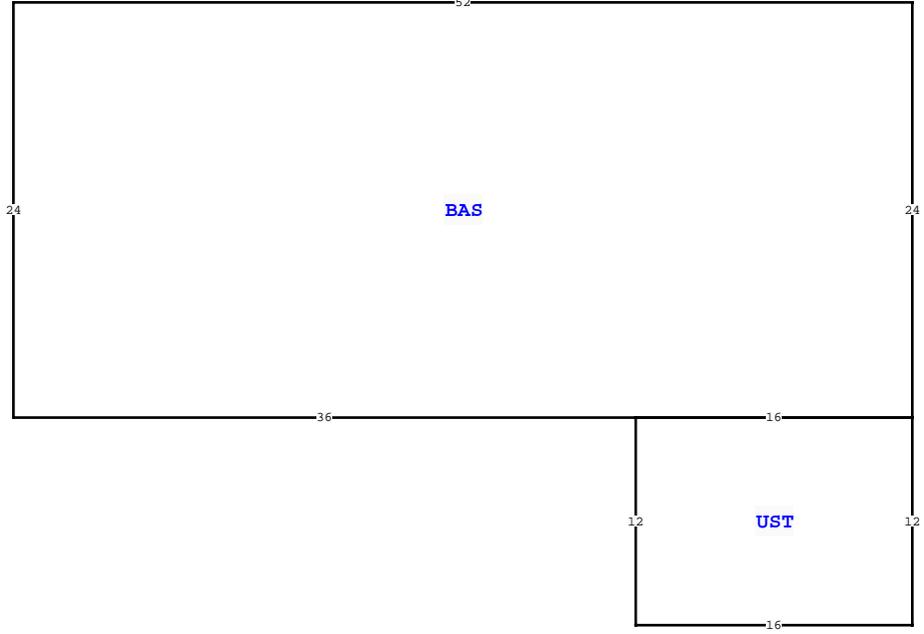
ROJAS MARTIN/VARGAS MARIA L  
2063 S HALTIWANGER RD  
LAKE CITY, FL 32024

**2026**

04-6S-17-09597-120  
COLUMBIA COUNTY PROPERTY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
UST	192	45	
TOTALS	1,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,334	68.7690	41.26	55,041	1973	1973	0	0	60.00	40.00
1 MOBILE HME 0% - 2022 Heated Area: 1248 HX Base Yr 2022											



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,452
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		62,250
TOTAL MARKET VALUE		149,452
SOH/AGL Deduction		21,976
ASSESSED VALUE		127,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,065
TOTAL JUST VALUE		149,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33982	M H	563	04/20/2016
11778	M H	125	10/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0110	5/06/2009	WD Q	Q	I	01	45,900

GRANTOR: EUVARGAIN & FRANCIA A  
GRANTEE: MARTIN ROJAS  
0828/1554 9/25/1996 WD Q V 10,000  
GRANTOR: GRILLO  
GRANTEE: AMPARO

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	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S24 E36 UST= S12 E16 N12 W16\$ E16 N24\$.	

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	3.98	AC		1.00	1.00	1.00	12,500.00	12,500.00	49,750							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

