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

2027

04-6S-17-09597-120

BUILDING CHARACTERISTICS

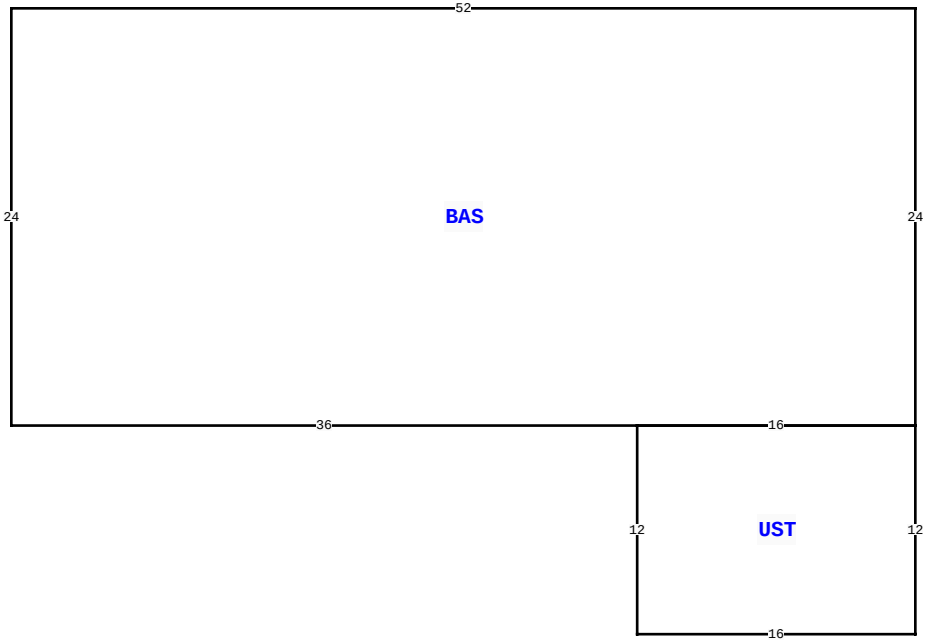
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	20,597
UST	192	45		86	1,419
TOTALS	1,440			1,334	22,016

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	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1248 HX Base Yr 2022



2063 SW HALTIWANGER RD, LAKE CITY

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

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	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,758
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		62,250
TOTAL MARKET VALUE		148,758
SOH/AGL Deduction		15,382
ASSESSED VALUE		133,376
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,965
TOTAL JUST VALUE		148,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,452

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	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							

REVIEW DATE 10/02/2017 BY BC Total Acres: 4.98 Total Land Value: 62,250 Market: 0 Agricultural: 0 Common: 62,250 PRINTED 11/17/2026 BY SYS

LOT 20 NICELY ACRES S/D.

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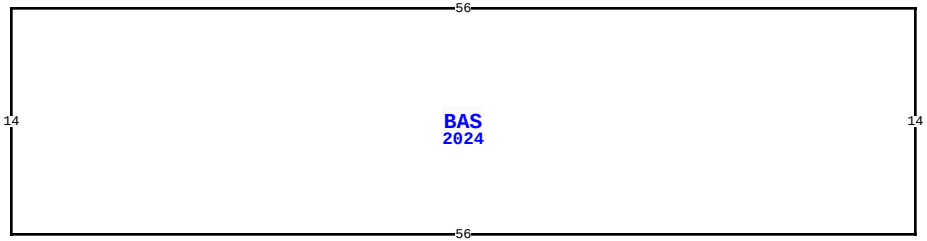
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2024	784	55,742
TOTALS	784			784	55,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	784	112.5000	90.00	70,560	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 784 HX Base Yr 2022



2063 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: GRILLO						
GRANTEE: AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,13] E56 S14 W56 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/02/2017 BY BC Total Acres: 4.98 Total Land Value: 62,250 Market: 0 Agricultural: 0 Common: 62,250 PRINTED 11/17/2026 BY SYS