

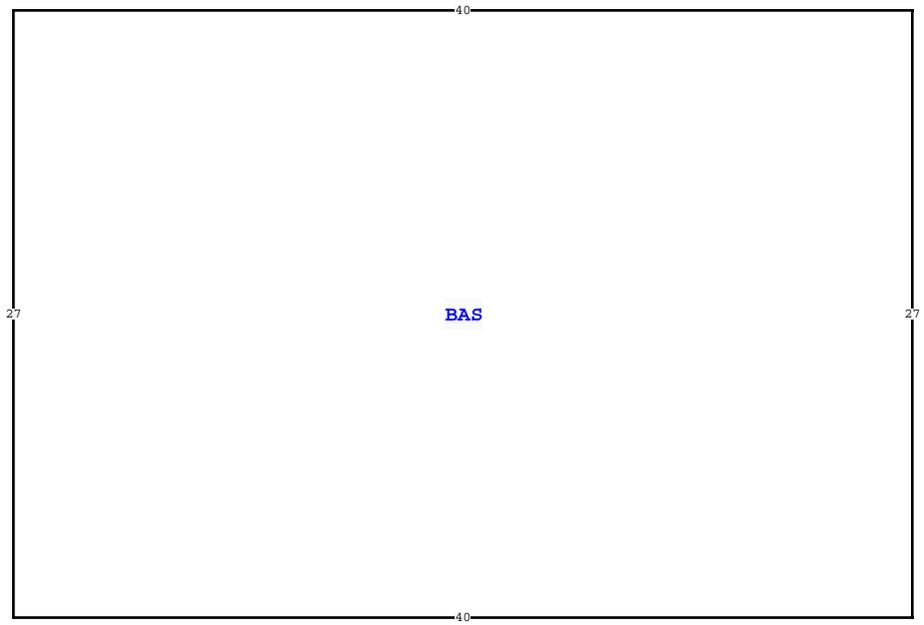
COMM NE COR OF SE1/4 OF NE1/4, W  
 POB, S 228.62 FT TO N R/W SHADY  
 ALONG R/W 190.66 FT, N 228.64 FT

WOLFINGTON JOANN  
 369 SW SHADY LN  
 LAKE CITY, FL 32024

**2026**

05-4S-16-02773-014  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	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	01
NEIGHBORHOOD/LOC	5416.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
TOTALS	1,080		67,069

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%	- 0	Heated Area: 1080		HX Base Yr						
													
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 04/07/2025 MLU INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				67,069		
TOTAL MARKET OB/XF VALUE				12,300		
TOTAL LAND VALUE - MARKET				18,000		
TOTAL MARKET VALUE				97,369		
SOH/AGL Deduction				37,298		
ASSESSED VALUE				60,071		
TOTAL EXEMPTION VALUE				HX HB WX SX 60,071		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				97,369		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				100,838		
XFOB:1:1: NASHU M H						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
000045979	Roof Replacement	9,000	11/22/2022			
27458	M H	375	10/31/2008			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/634	3/20/2025	LE U	I	14		100
GRANTOR: WOLFINGTON JOANN H (E)						
GRANTEE: NEWCOMB JULIE ANNET						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 S27 E40 N27\$.						

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	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2008	2008	3	100	2,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

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	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		RSF/ME	91.00	229.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							