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

2027

05-4S-16-02773-014

BUILDING CHARACTERISTICS

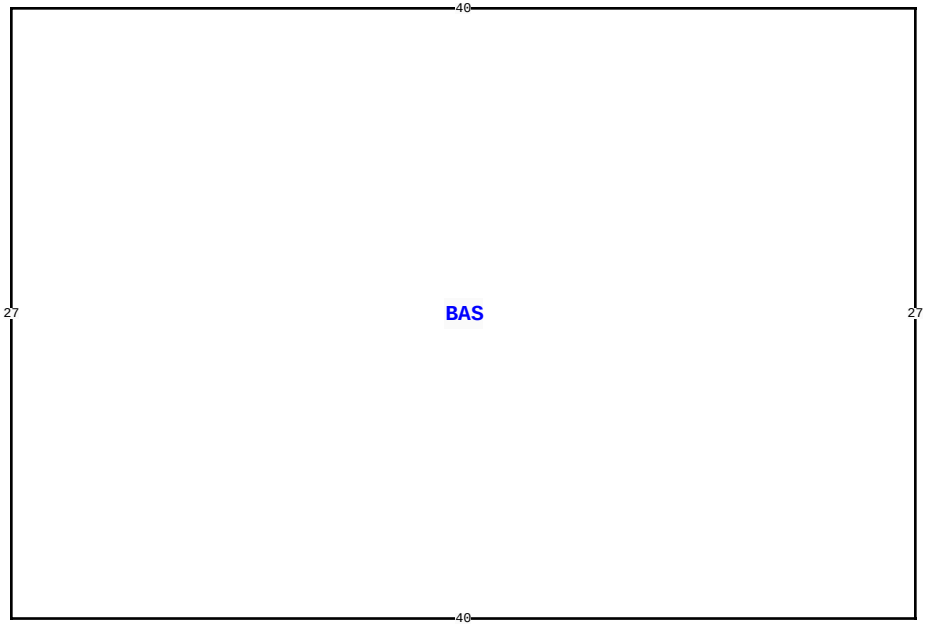
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	66,354
TOTALS	1,080			1,080	66,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	105.93	114,404	2009	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 0 Heated Area: 1080 HX Base Yr



369 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		66,354
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		98,654
SOH/AGL Deduction		36,781
ASSESSED VALUE		61,873
TOTAL EXEMPTION VALUE	HX HB WX SX	61,873
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,369

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$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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		RSF/MH	91.00	229.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/27/2023 BY KS Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS