

COMM NE COR OF NE1/4 OF SE1/4, R
 FT FOR POB, RUN S 344 FT, W 242.
 FT, E 242.26 FT TO POB. (AKA LOT

ALBRITTON LAWRENCE WANDELL
 401 SW PARKER LN
 LAKE CITY, FL 32024

2026

07-4S-16-02808-014


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1.100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
		7416.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074
UOP	64	25		16	959
UOP	240	25		60	3,595
TOTALS	1,924			1,696	101,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,696	115.9000	108.95	184,779	1982	1982	0	0	45.00	55.00
2 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,628	
TOTAL MARKET OB/XF VALUE		11,950	
TOTAL LAND VALUE - MARKET		30,720	
TOTAL MARKET VALUE		144,298	
SOH/AGL Deduction		26,564	
ASSESSED VALUE		117,734	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		117,734	
TOTAL JUST VALUE		144,298	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		142,378	
PRMT:1:1: ROOF MBL HOME			
BLDG:1:1: FIES MH			
XFOB:1:1: FRONTIER M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7433	REMODEL	8,650	08/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0249	6/27/2019	QC	U	I	11	100
GRANTOR: GLENN BUCKNER						
GRANTEE: LAWRENCE WANDELL AL						
0815/0064	11/30/1995	WD	Q	I	03	0
GRANTOR: MARIAN L MILLER (FKA						
GRANTEE: GLENN BUCKNER						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	50	2006	2006	3	50	250	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2006	2006	3	50	150	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

TOTAL OB/XF											
11,950											
401 SW PARKER LN, LAKE CITY											
BLD DATE			LGL DATE			04/20/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 UOP= N12 W20 S12 E20\$ W20 S27 E21 UOP= S8 E8 N8 W8\$ E39 N27\$.											

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	1.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,720							