LOT 1 BLOCK E TROY PINE ADD.
309-520, 570-159, 630-232, 753-2

WADE CHARLES F/WADE LISA ANN
214 SW SUNSET WAY
LAKE CITY, FL 32024

2027

10-4S-16-02901-001

BUILDING CHARACTERISTICS

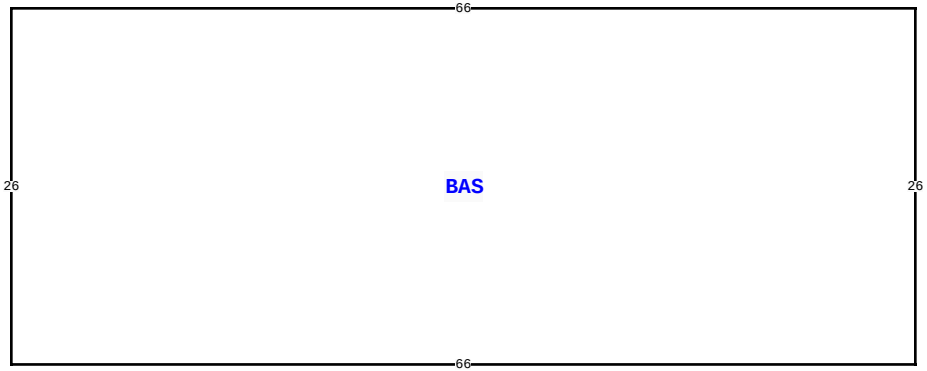
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	116,229
TOTALS	1,716			1,716	116,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,716	131.0100	123.15	211,325	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2022 Heated Area: 1716 HX Base Yr 2022



214 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	24	25	600.00	UT	15.00	15.00	100	2022	2021		100	9,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2022	2021		100	4,500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,229
TOTAL MARKET OB/XF VALUE		26,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,529
SOH/AGL Deduction		87,373
ASSESSED VALUE		74,156
TOTAL EXEMPTION VALUE	HX HB VX	54,156
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		161,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048388	Electrical Servic	0	10/11/2023
000045764	Remodel	8,191	10/24/2022
38318	MAINT/ALTR	75	07/03/2019
25297	SFR	275	12/08/2006
25263	M H	275	11/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1550	12/03/2021	WD	U	I	11	100
GRANTOR: POWELL APRIL						
GRANTEE: WADE CHARLES F						
1451/1144	10/27/2021	WD	Q	I	01	180,000
GRANTOR: POWELL APRIL						
GRANTEE: WADE CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S26 E66 N26$.

LAND DESCRIPTION

TOTAL OB/XF 26,800

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/15/2026 BY robin Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS