

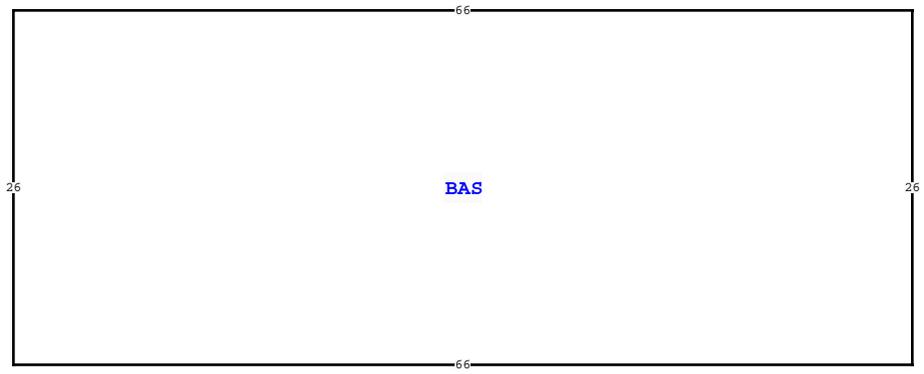
LOT 1 BLOCK E TROY PINE ADD.  
309-520, 570-159, 630-232, 753-2

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

**2026**

10-4S-16-02901-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	40
Interior Floor	14	CARPET	30
Interior Floor	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
BAS	1,716	100	
TOTALS	1,716		1,716

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2022	Heated Area: 1716			HX Base Yr 2022			
											
TOTALS	1,716		1,716	116,229							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			89,533
ASSESSED VALUE			71,996
TOTAL EXEMPTION VALUE	HX HB VX		51,996
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			161,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,561

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						

EXTRA FEATURES		214 SW SUNSET WAY, LAKE CITY														
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	100	0	0		1.00	UT 1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0030	BARN, MT	0	100	24	25		600.00	UT 15.00	100	2022	2021		100	9,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 4,500.00	100	2022	2021		100	4,500	
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2024	2023		85	5,100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S26 E66 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF										26,800				
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	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							