BLOCK 75 COLUMBIA CITY & THAT PO
REYNOLDS ST LYING W OF SR-47 & T
BUSH ST LYING N OF SR-240 DESC I

WEE CARE PRESCHOOL & DAYCARE INC
6170 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03545-000

BUILDING CHARACTERISTICS

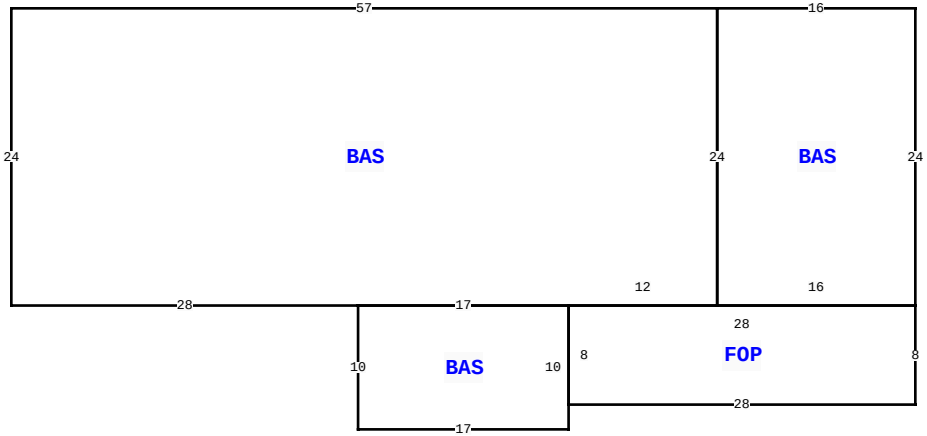
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	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	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	4,729
BAS	384	100		384	10,681
BAS	1,368	100		1,368	38,052
FOP	224	35		78	2,170
TOTALS	2,146			2,000	55,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,000	115.9000	69.54	139,080	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1922 HX Base Yr



172 SW WINGATE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,632
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	80,632
SOH/AGL Deduction	3,504
ASSESSED VALUE	77,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,128
TOTAL JUST VALUE	80,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18474	M H	125	07/03/2001
14577	CHURCH	55	10/02/1998
9715	PUMP/UTPOL	30	05/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1986	8/31/2021	WD	U	I	17	50,000
GRANTOR: COLUMBIA CITY CHURCH						
GRANTEE: WEE CARE PRESCHOOL						
0844/0363	8/18/1997	WD	Q	I		30,000
GRANTOR: WILLIAMS						
GRANTEE: COL CITY CHURCH OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S24 E28 BAS= S10 E17 N10 W17$ E17 FOP= S8 E28 N8 W28$ E12 BAS= E16 N24 W16 S24$ N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/05/2019 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS