COMM SE COR NE1/4 OF SE1/4,
RUN N 759 FT FOR POB, W 863.49
FT, N 263.50 FT, E 863.59 FT.,

FRANKS DANIEL EUGENE/FRANKS LISA
346 SW OLD WIRE ROAD
LAKE CITY, FL 32024

2027

11-5S-16-03564-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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 11516.00 1.00/

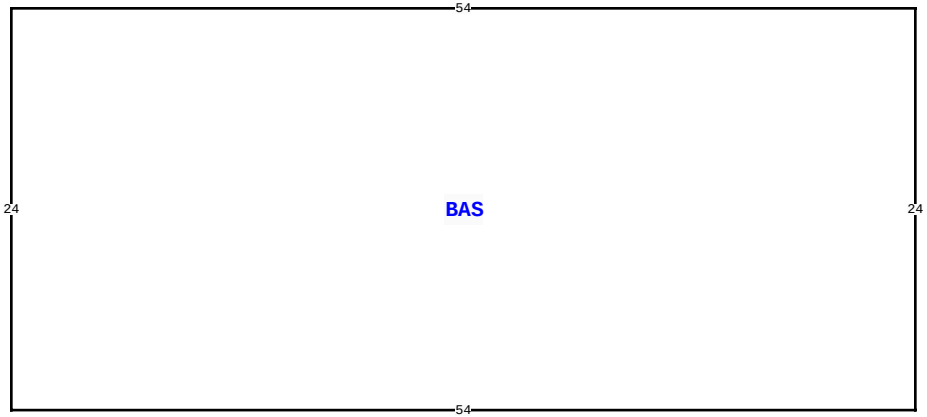
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
TOTALS	1,296			1,296	36,050

346 SW OLD WIRE RD, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	115.9000	69.54	90,124	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1296 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,050
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		62,520
TOTAL MARKET VALUE		107,570
SOH/AGL Deduction		48,432
ASSESSED VALUE		59,138
TOTAL EXEMPTION VALUE	HX HB	34,138
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,570

XFOB:1:1: ECHO MH

BLDG:1:1: OAKK MH

SALE:1:1: 5.22 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055619	Electrical Servic		05/06/2026
000055154	Right-of-Way Acce		03/04/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0753/1415	11/21/1991	WD	Q	V		15,000

GRANTOR: MAVIS DICKS

GRANTEE: DANIEL FRANKS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E54 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,520							

REVIEW DATE 05/28/2026 BY TW Total Acres: 5.21 Total Land Value: 62,520 Market: 0 Agricultural: 0 Common: 62,520 PRINTED 11/16/2026 BY SYS