E 1/2 LOT 2 HOWARD ACRES S/D.

801-2386, 893-2549, 961-246, 969

WAGNER JOHN J
157 SW GALLANT LANE
LAKE CITY, FL 32024

2027

12-4S-15-00350-102

BUILDING CHARACTERISTICS

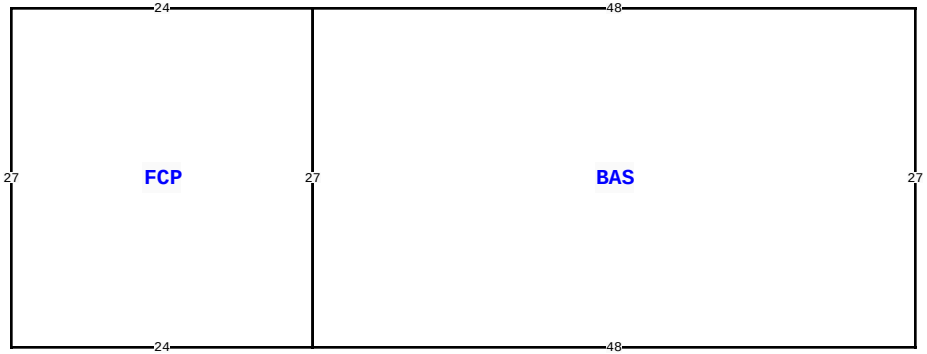
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
FCP	648	25		162	9,439
TOTALS	1,944			1,458	84,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,458	113.9000	105.93	154,446	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1296 HX Base Yr 2003



157 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,945
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	117,845
SOH/AGL Deduction	58,811
ASSESSED VALUE	59,034
TOTAL EXEMPTION VALUE	HX HB DX 39,034
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	117,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19925	M H	125	09/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2718	10/12/2023	LE	U	I	14	100
GRANTOR: WAGNER JOHN J (ENH LE						
GRANTEE: WAGNER GREGORY P (R						
0961/0246	8/22/2002	WD	Q	V		25,000
GRANTOR: HOWARD & YVONNE M HIG						
GRANTEE: JOHN J WAGNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FCP= W24 S27 E24 N27$ S27 E48 N27$. .

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 02/06/2024 BY KS Total Acres: 2.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS