

E 1/2 LOT 2 HOWARD ACRES S/D.
801-2386, 893-2549, 961-246, 969

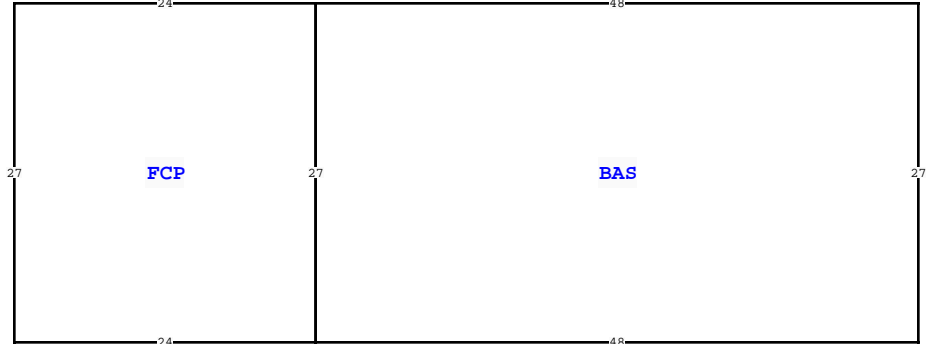
WAGNER JOHN J
157 SW GALLANT LANE
LAKE CITY, FL 32024

2026

12-4S-15-00350-102

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	1,458	113.9000	107.07	156,108	2003	2003	0	0	45.00	55.00		
1 MANUF 1 100% - 2003 Heated Area: 1296 HX Base Yr 2003													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
FCP	648	25		162	9,540
TOTALS	1,944			1,458	85,859

157 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0294	SHED WOOD/	0	100	0	0			0.00	100	2005	2005	3	100	900	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										
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	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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	85,859			
TOTAL MARKET OB/XF VALUE	7,900			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	118,759			
SOH/AGL Deduction	61,444			
ASSESSED VALUE	57,315			
TOTAL EXEMPTION VALUE	HX HB DX 37,315			
BASE TAXABLE VALUE	20,000			
TOTAL JUST VALUE	118,759			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	111,259			

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\$. .