

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

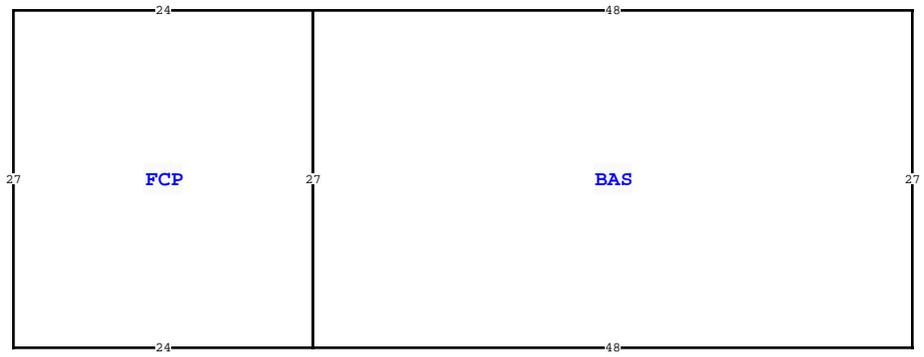
WAGNER GREGORY P
201 SW GALLANT LANE
LAKE CITY, FL 32024

2026

12-4S-15-00350-202

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	114.9000	110.30	160,817	2003	2003	0	0	45.00	55.00		
1 MANUF 1 100% - 2004 Heated Area: 1296 HX Base Yr 2004													



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	78,622
FCP	648	25		162	9,828
TOTALS	1,944			1,458	88,449

201 SW GALLANT LN, LAKE CITY

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,250	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

TOTAL OB/XF 12,150

LAND DESCRIPTION																								
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	88,449			
TOTAL MARKET OB/XF VALUE	12,150			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	125,599			
SOH/AGL Deduction	61,776			
ASSESSED VALUE	63,823			
TOTAL EXEMPTION VALUE	HX HB 38,823			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	125,599			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	116,263			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20483	M H	125	03/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2720	10/12/2023	LE U		I	14	100
GRANTOR: WAGENER GREGORY P (EN)						
GRANTEE: WAGNER JOHN J (RMDR)						
0969/2511	12/13/2002	WD Q	V		06	12,500
GRANTOR: JOHN J WAGNER						
GRANTEE: GREGORY WAGNER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 FCP= W24 S27 E24 N27\$ S27 E48 N27\$.