COMM NE COR OF NW1/4 OF SW1/4, R
W 293.56 FT FOR POB, RUN S 147.5
FT, N 147.58 FT, E 295.16 FT TO

STUART PHYLLIS R/STUART JAMES A
325 SW OLD WIRE RD
LAKE CITY, FL 32024-5399

2027

12-5S-16-03600-002

BUILDING CHARACTERISTICS

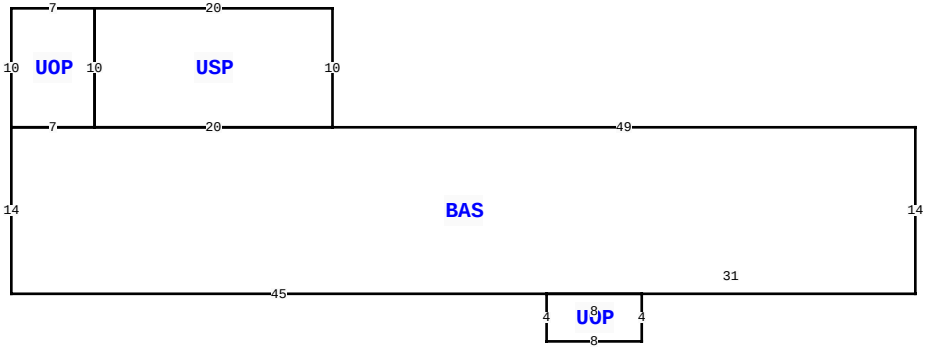
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	12516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,723
UOP	32	25		8	178
UOP	70	25		18	401
USP	200	35		70	1,561
TOTALS	1,366			1,160	25,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,160	92.9000	55.74	64,658	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1064 HX Base Yr



325 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	12	33	396.00	UT	2.00	2.00	75	1993	1993	3	75	594	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	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		25,863
TOTAL MARKET OB/XF VALUE		8,094
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		53,957
SOH/AGL Deduction		24,594
ASSESSED VALUE		29,363
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,363
TOTAL JUST VALUE		53,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,957

XFOB:1:1: WEST M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/2039	1/16/2026	QC	U	I	11	100
GRANTOR: STUART PHYLLIS R						
GRANTEE: STUART PHYLLIS R						
473/146	8/10/1981	WD	U	I	11	64
GRANTOR: STUART EVA B						
GRANTEE: STUART JOHN BROWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 USP= N10 W20 S10 E20$ W20 UOP= N10 W7 S10 E7$ W7 S14 E45 UOP= S4 E8 N4 W8$ E31 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,094

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	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/20/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS