

COMM SW COR OF NW1/4 OF SW1/4, R
N 3 DG W 1048.43 FT FOR POB, CON
327.28 FT, N 86 DG E 1333.77 FT

ARMSTRONG WADE CHANCEY/LONG MICHELLE MARIE
618 SW MARY TERR
LAKE CITY, FL 32024

2026

14-5S-15-00459-218

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 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		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	14515.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	47,317
UOP	456	25		114	3,330
TOTALS	2,076			1,734	50,647

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2016		Heated Area: 1620					HX Base Yr	2016

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,647
TOTAL MARKET OB/XF VALUE			11,320
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			75,597
SOH/AGL Deduction			2,062
ASSESSED VALUE			73,535
TOTAL EXEMPTION VALUE	HX HB WX SX		73,535
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			172,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055202	Mobile Home		03/10/2026
000055032	Right-of-Way Acce		02/18/2026
7719	M H	60	10/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/690	1/23/2026	WD U	I	I	11	100
GRANTOR: ARMSTRONG DEBRA L						
GRANTEE: ARMSTRONG WADE CHAN						
1559/692	12/03/2025	WD U	I	I	11	100
GRANTOR: ARMSTRONG WADE CHANCE						
GRANTEE: ARMSTRONG WADE CHAN						

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	0040	BARN,POLE	0	100	40	48	UT	2.25	2.25	100	1993	1993	3	100	4,320	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

618 SW MARY TER, LAKE CITY

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E22 UOP= S12 E38 N12 W38\$ E38 N27\$.											

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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							