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

2027

14-5S-15-00459-218

BUILDING CHARACTERISTICS

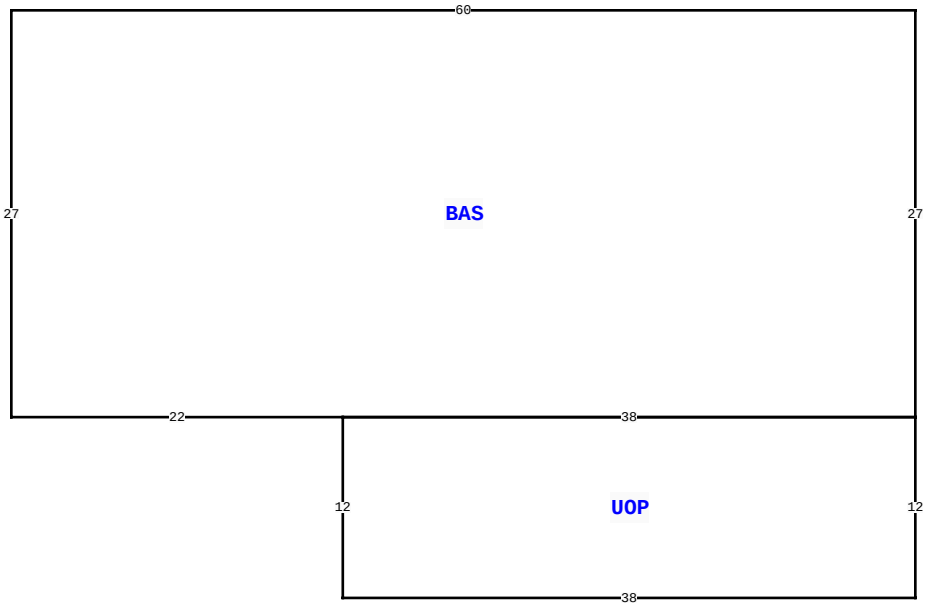
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	45,062
UOP	456	25		114	3,171
TOTALS	2,076			1,734	48,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,734	115.9000	69.54	120,582	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1620 HX Base Yr 2016



618 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	100	40	48	1,920.00	UT	2.25	2.25	100	1993	1993	3	100	4,320	
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 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,233
TOTAL MARKET OB/XF VALUE		11,320
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		73,183
SOH/AGL Deduction		0
ASSESSED VALUE		73,183
TOTAL EXEMPTION VALUE	HX HB WX SX	73,183
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,663

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	11	100
GRANTOR: ARMSTRONG DEBRA L						
GRANTEE: ARMSTRONG WADE CHAN						
1559/692	12/03/2025	WD	U	I	11	100
GRANTOR: ARMSTRONG WADE CHANCE						
GRANTEE: ARMSTRONG WADE CHAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 11,320

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	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							

REVIEW DATE 05/05/2026 BY kellen Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
TOTALS	0			0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	0	113.0000	108.48	0	2026	2026	0	0	0	2.00	98.00

2 MANUF 2 100% - 2027 Heated Area: 0 HX Base Yr 2016

618 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/05/2026 BY kellen Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS