COMM SE COR, RUN W 28.15 FT TO W RD, N ALONG R/W 685.66 FT FOR PO FT, N 342.56 FT, E 848.45 FT TO

DAVIS DAVID WAYNE/DAVIS CYNTHIA S
1632 SW OLD WIRE RD
LAKE CITY, FL 32024

2027

14-5S-16-03617-002

BUILDING CHARACTERISTICS

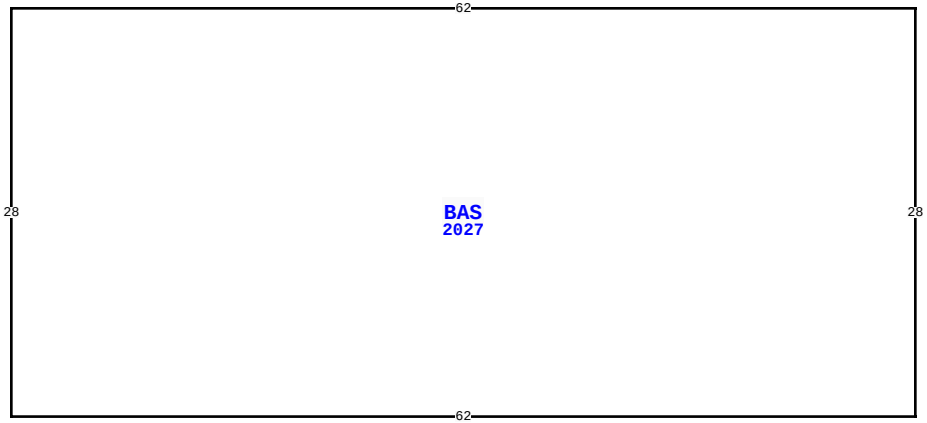
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2027	1,736	178,787
TOTALS	1,736			1,736	178,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,736	113.0000	105.09	182,436	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 100% - 2027 Heated Area: 1736 HX Base Yr 2027



1632 SW OLD WIRE RD, 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	0210	GARAGE U	0	100	25	30	1.00	UT	12,000.00	12,000.00	100	2021	2020		100	12,000	
2	0060	CARPORT F	0	100	10	25	1.00	UT	875.00	875.00	100	2021	2020		100	875	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	24	48	1.00	UT	5,760.00	5,760.00	100	2026	2025		100	5,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,787
TOTAL MARKET OB/XF VALUE	25,635
TOTAL LAND VALUE - MARKET	79,920
TOTAL MARKET VALUE	284,342
SOH/AGL Deduction	0
ASSESSED VALUE	284,342
TOTAL EXEMPTION VALUE	HX HB 13 284,342
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	284,342
NCON VALUE	178,787
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055599	Mobile Home		05/05/2026
000041352	Electrical Servic	0	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1183	11/18/2020	WD	Q	V	05	105,100
GRANTOR: EMORY L & MELISSA B B						
GRANTEE: WAYNE & CYNTHIA S D						
1424/1180	11/18/2020	WD	U	V	30	0
GRANTOR: DURELLE BAILEY AKA ME						
GRANTEE: EMORY L & MELISSA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-60,-14] E62 S28 W62 N28 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,635

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	6.66	AC		1.00	1.00	1.00	12,000.00	12,000.00	79,920							

REVIEW DATE 07/08/2026 BY Andres Total Acres: 6.66 Total Land Value: 79,920 Market: 0 Agricultural: 0 Common: 79,920 PRINTED 11/17/2026 BY SYS