W1/2 LOT 74 HI-DRI ACRES S/D UNI

748-1986, DC 1160-1858, QC 1181-

COATES NANCY C/GRIFFIN DONALD M JR
268 SW WHEAT PL
LAKE CITY, FL 32024

2027

15-5S-16-03626-074

BUILDING CHARACTERISTICS

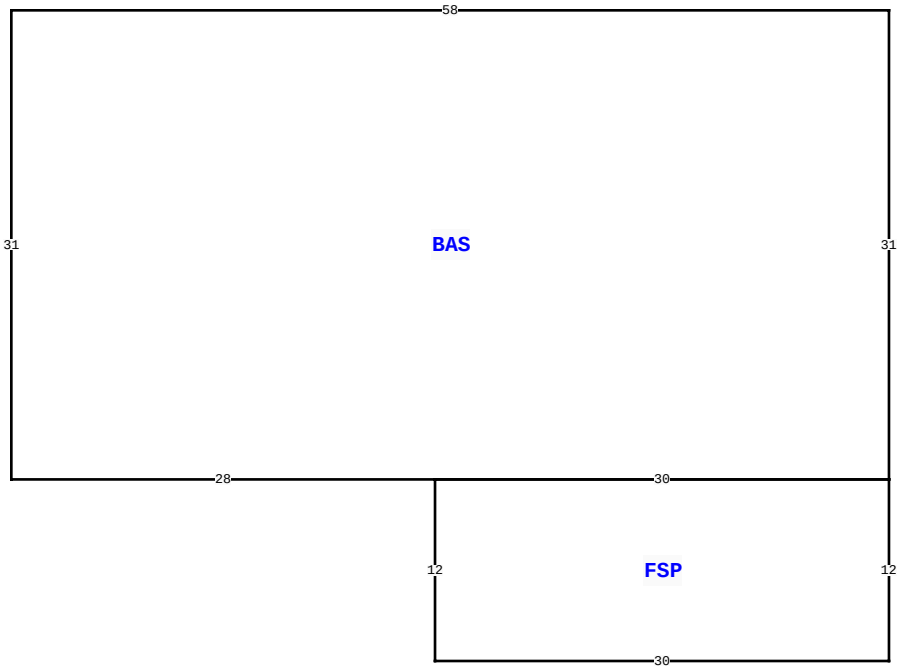
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	162,511
FSP	360	40		144	13,015
TOTALS	2,158			1,942	175,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,942	115.7000	107.60	208,959	2017	2017	0	0	0	16.00	84.00

3 MANUF 1 50% - 2000 Heated Area: 1798 HX Base Yr 2000



268 SW WHEAT PL, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,526
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		19,620
TOTAL MARKET VALUE		204,246
SOH/AGL Deduction		86,597
ASSESSED VALUE		117,649
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		92,649
TOTAL JUST VALUE		204,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35421	M H	375	06/09/2017
31058	MAINT/ALTR	25	05/20/2013
14809	M H	125	12/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1220	8/16/2022	QC	U	I	11	100
GRANTOR: GRIFFIN NANCY C						
GRANTEE: COATES NANCY C						
1181/1595	9/29/2009	QC	U	I	11	100
GRANTOR: MONA L COATES						
GRANTEE: NANCY GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 S31 E28 E30 N31 $
FSP=[ORIG=-30,31] S12 E30 N12 W30 $
.

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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
2	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	50			0.00	0.00	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							

REVIEW DATE 02/18/2026 BY KS Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 11/17/2026 BY SYS