LOT 15 ENGLISH ACRES S/D.
348-470, 656-106, 656-169, PB 10

WAGNER TODD L
151 SW CHURCHILL WAY
LAKE CITY, FL 32025

2027

16-5S-17-09267-015

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 80
Interior Floo	08	SHT VINYL 20
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
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

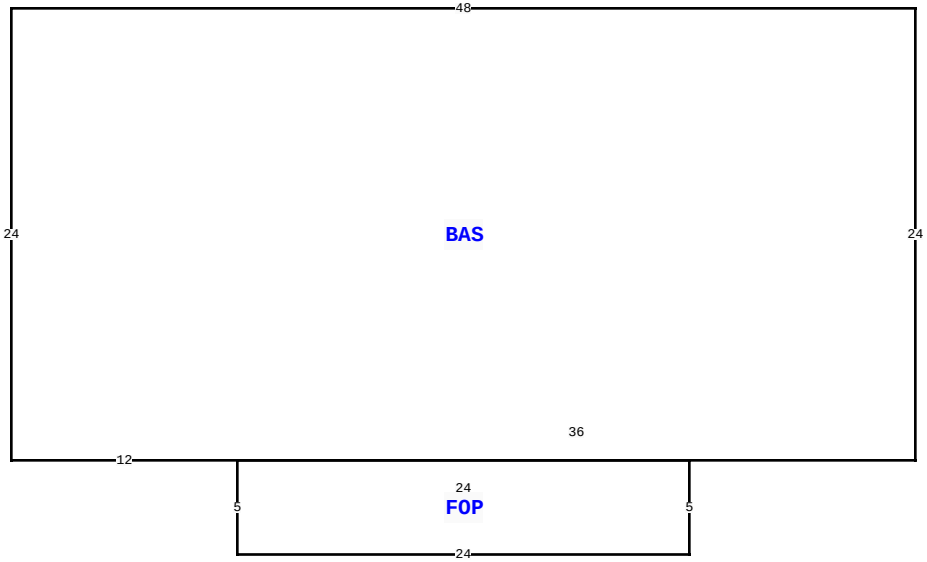
NEIGHBORHOOD/LOC 16517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	115,796
FOP	120	30		36	3,618
TOTALS	1,272			1,188	119,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	117.9120	129.70	154,084	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2008 Heated Area: 1152 HX Base Yr 2008



151 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	14	30	420.00	UT	11.00	11.00	100	2017	2017	3	100	4,620	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0296	SHED METAL	0	100	10	36	360.00	UT	9.00	9.00	75	2017	2017	3	75	2,430	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,415
TOTAL MARKET OB/XF VALUE		10,450
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		149,865
SOH/AGL Deduction		40,505
ASSESSED VALUE		109,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,949
TOTAL JUST VALUE		149,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043327	Electrical Servic	0	12/07/2021
30970	MAINT/ALTR	25	04/23/2013
30367	M H	371	08/13/2012
25370	SFR	403	01/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/2606	12/19/2019	WD	U	I	11	100
GRANTOR: KIM WAGNER						
GRANTEE: TODD WAGNER						
1105/2130	12/20/2006	WD	Q	V		23,500
GRANTOR: VALRIE LEWIS						
GRANTEE: TODD & KIM WAGNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FOP= S5 E24 N5 W24$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,450

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/13/2021 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS