

LOT 3 BLOCK A LOTTIE FARMS S/D.
715-809, 941-2081, 964-520, WD 1

WETHINGTON JEFFREY S/WETHINGTON KRISTINA
270 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-103
18-4S-16-03055-103

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	4 100				
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	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	18416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	122,961
TOTALS	2,052			2,052	122,961

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	2004	Heated Area: 2052		HX Base Yr 2004						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		122,961	
TOTAL MARKET OB/XF VALUE		23,019	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		200,980	
SOH/AGL Deduction		96,006	
ASSESSED VALUE		104,974	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		53,563	
TOTAL JUST VALUE		200,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,980	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/799	7/25/2022	WD	U	I	11	100
GRANTOR: WETHINGTON JEFFERY AK						
GRANTEE: WETHINGTON JEFFREY						
0964/0520	9/24/2002	WD	Q	V		26,500
GRANTOR: WESTRIDGE INC						
GRANTEE: JEFFERY & KRISTINA						

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	0166	CONC, PAVMT	0	100	26	30	780.00	UT	2.50	2.50	50	2006	2006	3	50	975	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	75	2014	2014	3	75	1,944	
5	0080	DECKING	0	100	0	0	1.00	UT	400.00	400.00	75	2014	2014	3	75	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

270 SW LOTTIE CT, LAKE CITY														BLD DATE		LGL DATE		
														XF DATE		LAND DATE	04/22/2026	MLU
														INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S27 E76 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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

