

BEG SW COR OF SE1/4 OF NE1/4, RU  
E 759.30 FT TO W R/W OAK DR, SW  
S 156.21 FT, W 728.18 FT TO POB.

YANCEY DOYLE D/YANCEY DOROTHY M  
268 SW WILDWOOD CT  
LAKE CITY, FL 32024

**2026**

19-5S-17-09290-004

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 Floor	14 CARPET 90
Interior Floor	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
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,744	115.9000	69.54	121,278	1987	1987	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1536 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,511
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			71,370
TOTAL MARKET VALUE			129,681
SOH/AGL Deduction			29,611
ASSESSED VALUE			100,070
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,070
TOTAL JUST VALUE			129,681
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			113,211
XFOB:1:1: RICH MH			

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	19517.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	42,725
FCP	364	25		91	2,531
FOP	144	35		50	1,391
FOP	192	35		67	1,864
TOTALS	2,236			1,744	48,511

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/2030	12/20/2002	WD	Q	I		66,000
GRANTOR: MARY JANE CLEMENTE						
GRANTEE: DOYLE & DOROTHY YAN						
0591/0257	5/01/1986	AG	Q	V	01	13,500
GRANTOR:						
GRANTEE:						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	12	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

268 SW WILDWOOD CT, LAKE CITY										BLD DATE		LGL DATE	05/06/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 FOP= N12 W12 S12 E12\$ W38 S5 FCP= W28 S13 E28 N13\$ S23 E25 FOP= S10 E16 N12W16 S2\$ N2 E16 S2 E15 N28\$.											

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	0102	C	SFR/MH	0		00	0.00	0.00	5.49	AC		1.00	1.00	1.00	13,000.00	13,000.00	71,370							