COMM SE COR OF N1/2 OF NE1/4 OF
FT TO W R/W CR-131, N 551.42 FT
FOR POB, CONT N 140 FT, W 100 FT

HOLLIDAY WAYNE A
153 SW WILDWOOD CT
LAKE CITY, FL 32024

2027

19-5S-17-09290-010

BUILDING CHARACTERISTICS

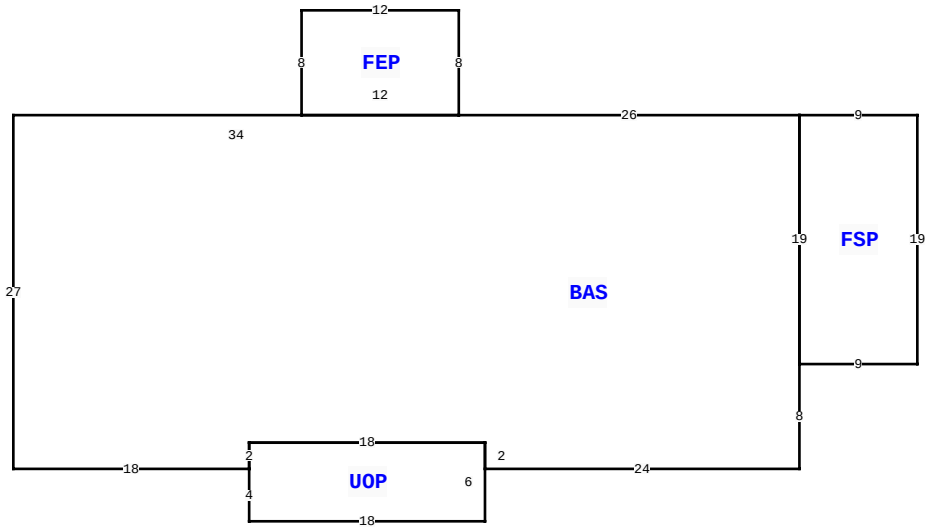
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	19517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	95,527
FEP	96	85		82	4,945
FSP	171	40		68	4,101
UOP	108	25		27	1,629
TOTALS	1,959			1,761	106,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,761	117.9000	109.65	193,094	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1584 HX Base Yr 2022



153 SW WILDWOOD CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	10	12	120.00	UT	4.30	4.30	100	0	0	3	100	516	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0031	BARN,MT AE	0	100	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,202
TOTAL MARKET OB/XF VALUE	22,466
TOTAL LAND VALUE - MARKET	68,380
TOTAL MARKET VALUE	197,048
SOH/AGL Deduction	56,410
ASSESSED VALUE	140,638
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	89,227
TOTAL JUST VALUE	197,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,191

SALE:1:1: 5.26 AC @ $2567/AC. MKT=$2300/AC.

XFOB:1:1: MEAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8713	M H	125	08/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2445	10/19/2021	WD	Q	I	01	160,000
GRANTOR: DONNELLY ROBERT						
GRANTEE: HOLLIDAY WAYNE A						
1318/2318	7/09/2016	WD	U	I	11	100
GRANTOR: LORINE DONNELLY						
GRANTEE: ROBERT DONNELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= N8 W12 S8 E12$W34 S27 E18 UOP= S4 E18 N6 W18 S2$ N2 E18 S2 E24 N8 FSP= E9 N19 W9 S19$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 22,466

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	0102	C	SFR/MH	100			0.00	0.00	5.26	AC		1.00	1.00	1.00	13,000.00	13,000.00	68,380							

REVIEW DATE 11/22/2021 BY CP Total Acres: 5.26 Total Land Value: 68,380 Market: 0 Agricultural: 0 Common: 68,380 PRINTED 11/17/2026 BY SYS