COMM AT SE COR OF NW1/4, RUN W 7
LINE CR-131, RUN N ALONG R/W, 82
LINE OF A 60-FOOT ESMT FOR POB,

BYRD HAILEY N/WOJTOWICZ JOHN M III
271 SW AMISTAD GLN
LAKE CITY, FL 32025

2027

20-4S-17-08606-018

BUILDING CHARACTERISTICS

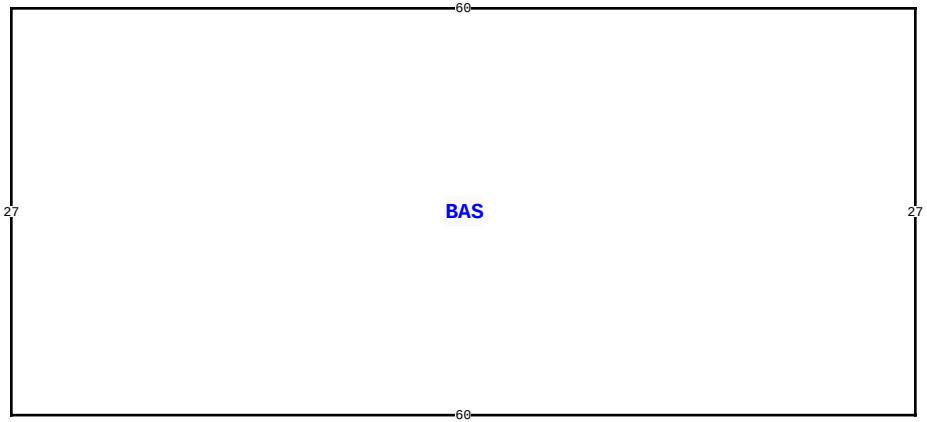
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 50% - 2012 Heated Area: 1620 HX Base Yr 2012



271 SW AMISTAD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,640
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		23,296
TOTAL MARKET VALUE		270,636
SOH/AGL Deduction		108,935
ASSESSED VALUE		161,701
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		136,701
TOTAL JUST VALUE		270,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32135	M H	469	07/17/2014
22998	M H	340	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1669	6/01/2020	QC	U	I	11	100
GRANTOR: JUDITH WOJTOWICZ						
GRANTEE: JOHN M WOJTOWICZ II						
1218/0496	7/19/2011	WD	U	I	12	39,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHN M III & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	2.56	AC		1.00	1.00	0.65	14,000.00	9,100.00	23,296							

REVIEW DATE 05/15/2017 BY BC Total Acres: 2.56 Total Land Value: 23,296 Market: 0 Agricultural: 0 Common: 23,296 PRINTED 11/17/2026 BY SYS

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LINE CR-131, RUN N ALONG R/W, 82
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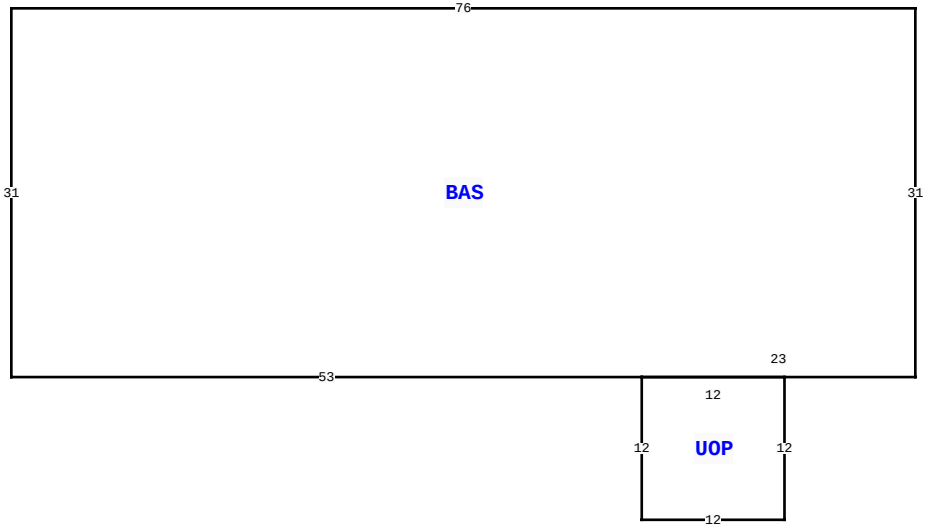
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Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	142,084
UOP	144	25		36	2,171
TOTALS	2,500			2,392	144,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,392	117.9000	109.65	262,283	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2012 Heated Area: 2356 HX Base Yr 2012



271 SW AMISTAD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

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1218/0496	7/19/2011	WD	U	I	12	39,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHN M III & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E53 UOP= S12 E12 N12 W12$ E23 N31$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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