COMM NW COR OF SW1/4 OF NW1/4 OF
15.84 FT FOR POB, CONT E 643.78
332.23 FT, W 638.23 FT, N 330.03

CHAMPAGNE MICHELLE/DOWNING SAMUEL LANE
1901 SW OLD WIRE RD
LAKE CITY, FL 32024

2027

24-5S-16-03706-008

BUILDING CHARACTERISTICS

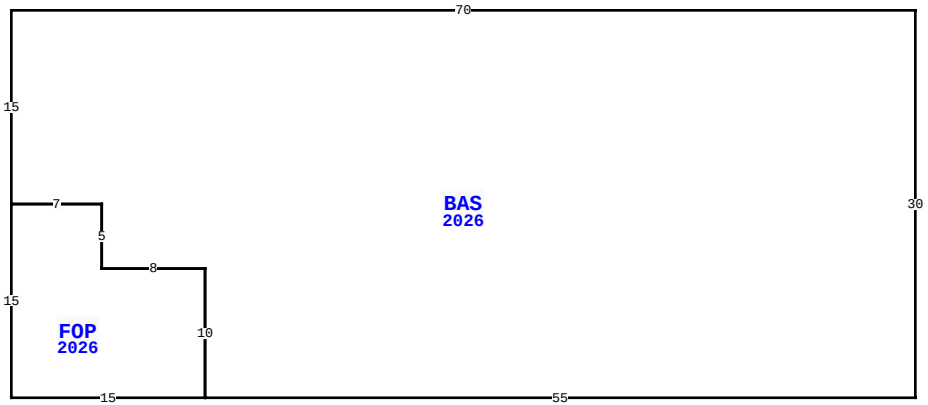
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2026	1,915	210,791
FOP	185	35	2026	65	7,155
TOTALS	2,100			1,980	217,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,980	117.0000	112.32	222,394	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 1915 HX Base Yr 2026



1901 SW OLD WIRE RD, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,946
TOTAL MARKET OB/XF VALUE		28,850
TOTAL LAND VALUE - MARKET		63,440
TOTAL MARKET VALUE		310,236
SOH/AGL Deduction		33,687
ASSESSED VALUE		276,549
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,138
TOTAL JUST VALUE		310,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052980	Storage Building	19,368	04/30/2025
000052911	Mobile Home		04/21/2025
000052753	Right-of-Way Acce		03/28/2025
9968	M H	125	07/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/607	1/15/2025	QC	U	I	11	100
GRANTOR: CHAMPAGNE MICHELLE AK						
GRANTEE: CHAMPAGNE MICHELLE						
1225/0474	11/14/2011	QC	U	I	11	100
GRANTOR: RICHARD C WICHTERMAN						
GRANTEE: RICHARD C WICHTERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=71,10] W70 S15 E7 S5 E8 S10 E55 N30 $
FOP=[YR=2026;ORIG=1,25] S15 E15 N10 W8 N5 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,850

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	100		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,440							

REVIEW DATE 04/17/2026 BY KS Total Acres: 4.88 Total Land Value: 63,440 Market: 0 Agricultural: 0 Common: 63,440 PRINTED 11/17/2026 BY SYS