

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

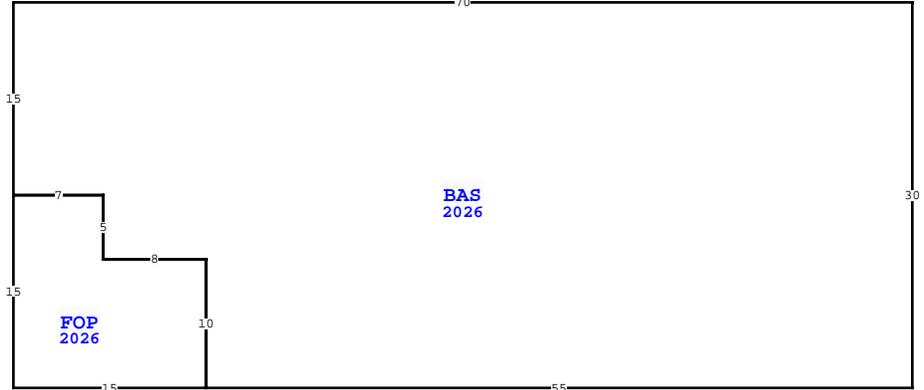
2026

24-5S-16-03706-008



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		100	
Interior Floor	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			100	
Kitchen Adjus	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	212,986
FOP	185	35	2026	65	7,229
TOTALS	2,100			1,980	220,216

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	-	2026							
				Heated Area:	1915			HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			220,216
TOTAL MARKET OB/XF VALUE			28,850
TOTAL LAND VALUE - MARKET			63,440
TOTAL MARKET VALUE			312,506
SOH/AGL Deduction			44,012
ASSESSED VALUE			268,494
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			217,083
TOTAL JUST VALUE			312,506
NCON VALUE			238,216
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,066

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							

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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														
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	4.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,440							