COMM AT NW COR OF SW1/4 OF NW1/4
FT, S 210.05 FT FOR POB, RUN W 2
FT, W 37.18 FT, S 185.61 FT, E 2

WALLACE BEVERLY
429 SW COZY GLN
LAKE CITY, FL 32024

2027

26-3S-15-00229-014

BUILDING CHARACTERISTICS

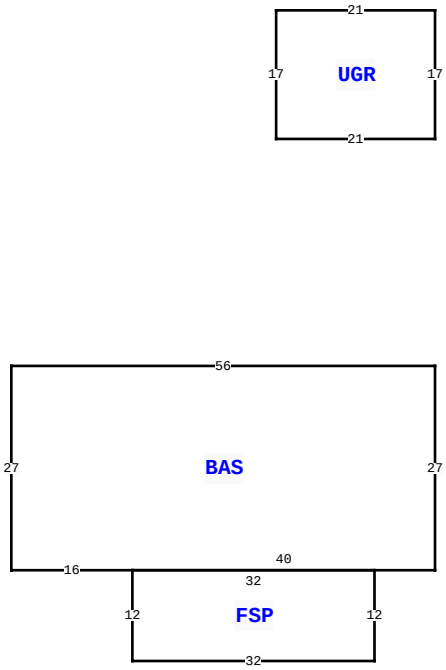
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	45,992
FSP	384	40		154	4,684
UGR	357	45		161	4,897
TOTALS	2,253			1,827	55,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,827	117.9000	70.74	129,242	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2017 Heated Area: 1512 HX Base Yr 2017



429 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	9.00	9.00	100	2005	2005	3	100	864	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,574
TOTAL MARKET OB/XF VALUE	14,564
TOTAL LAND VALUE - MARKET	33,920
TOTAL MARKET VALUE	104,058
SOH/AGL Deduction	20,308
ASSESSED VALUE	83,750
TOTAL EXEMPTION VALUE	HX HB SX WX 83,750
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	104,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,058

SALE:6:2: FROM PARCEL #00230-000, NOW COMBINED

SALE:6:1: THIS WAS SALE WAS ONLY FOR 9.84 AC SPLIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33926	MAINT/ALTR	25	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2451	12/28/2017	WD	U	I	11	100
GRANTOR: WILLIAM S & CHRISTINE						
GRANTEE: KERMIT & BEVERLY WA						
1311/1581	3/17/2016	WD	Q	I	01	60,000
GRANTOR: EVELYN BEARDSLEY						
GRANTEE: KERMIT WALLACE & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S27 E16 E40 N27 $
FSP=[ORIG=-40,27] S12 E32 N12 W32 $
UGR=[ORIG=0,-30] N17 W21 S17 E21 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,564

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	1.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,880							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	3,040							

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/16/2026 BY SYS