LOT 3 LANGTREE S/D.

775-1703, 795-1993, AC 832-2195,

WHICHARD CLAUDIA X
7776 SW COUNTY RD 242
LAKE CITY, FL 32024

2027

26-4S-15-00401-103

BUILDING CHARACTERISTICS

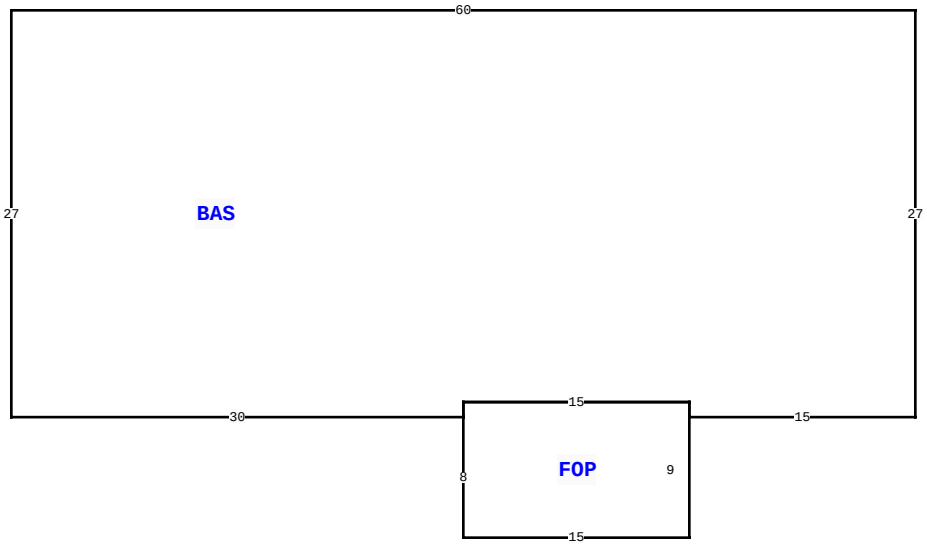
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	81,849
FOP	135	35		47	2,397
TOTALS	1,740			1,652	84,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,652	115.9000	92.72	153,173	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1605 HX Base Yr 2011



7776 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,245
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		166,245
SOH/AGL Deduction		53,503
ASSESSED VALUE		112,742
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,331
TOTAL JUST VALUE		166,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15618	M H	125	06/04/1999
14268	M H	125	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1134	10/06/2023	QC	U	I	11	100
GRANTOR: WHICHARD JESSE R						
GRANTEE: WHICHARD CLAUDIA X						
1194/2720	5/21/2010	WD	Q	I	01	104,000
GRANTOR: JOHN W & BARBARA W SC						
GRANTEE: JESSE R & CLAUDIA X						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E30 FOP= S8 E15 N9 W15 S1$ N1 E15 S1 E15 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/29/2016 BY DF Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS