

LOT 3 LANGTREE S/D.  
775-1703, 795-1993, AC 832-2195,

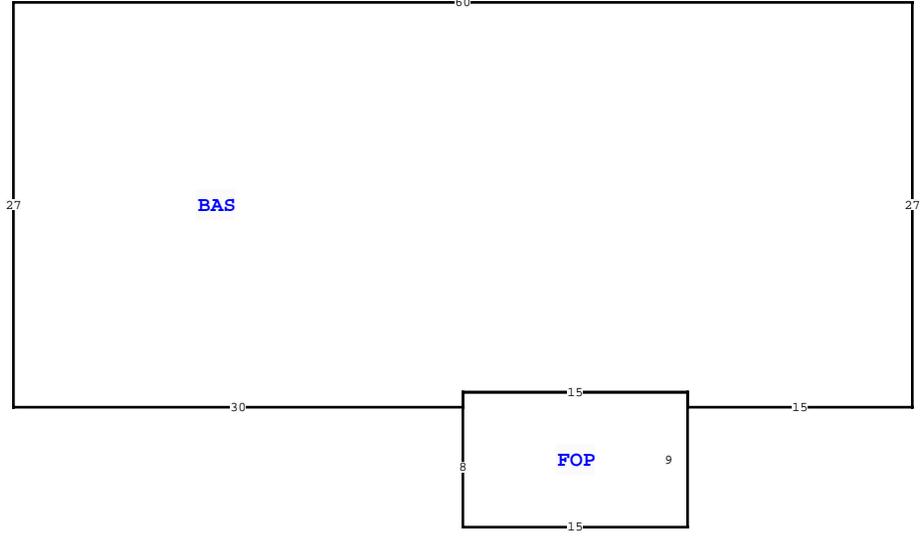
WHICHARD CLAUDIA X  
7776 SW COUNTY RD 242  
LAKE CITY, FL 32024

**2026**

26-4S-15-00401-103  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,605	100	
FOP	135	35	
TOTALS	1,740		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2011		160,839	1993	1993	0	0	45.00	55.00
				Heated Area:	1605			HX Base Yr	2011		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			88,461
TOTAL MARKET OB/XF VALUE			17,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			170,461
SOH/AGL Deduction			61,003
ASSESSED VALUE			109,458
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			58,047
TOTAL JUST VALUE			170,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,353

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

EXTRA FEATURES																	
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

**BUILDING DIMENSIONS**  
BAS= W60 S27 E30 FOP= S8 E15 N9 W15 S1§ N1 E15 S1 E15 N27§.

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