COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT E 153.90 FT, N 566
153.90 FT, S 566.10 FT TO POB.

WADE CECIL
178 SW DOZIER GLN
LAKE CITY, FL 32024-9815

2027

27-4S-16-03214-002

BUILDING CHARACTERISTICS

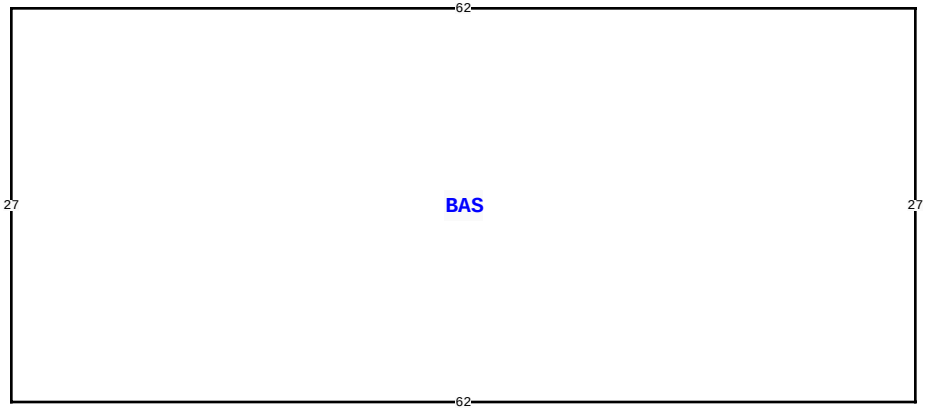
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	46,564
TOTALS	1,674			1,674	46,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	115.9000	69.54	116,410	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1674 HX Base Yr 1995



178 SW DOZIER 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	40	1993	1993	3	40	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,564
TOTAL MARKET OB/XF VALUE		9,260
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		83,024
SOH/AGL Deduction		32,626
ASSESSED VALUE		50,398
TOTAL EXEMPTION VALUE	HX HB	25,398
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,024

SALE:1:1: 2 ACRES.

BLDG:1:1: HICK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8845	M H	125	09/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/699	10/20/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WADE						
GRANTEE: WADE CECIL						
0654/0638	6/14/1988	WD	U	V		3,800
GRANTOR: TUNSIL OZIE &						
GRANTEE: WADE CECIL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,260

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	16,000.00	13,600.00	27,200							

REVIEW DATE 07/18/2019 BY KR Total Acres: 2.00 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/17/2026 BY SYS