NW DIV: COMM 38.2 FT E OF NW COR
35 FT FOR POB, CONT E 59.2 FT, S
FT, N 110 FT TO POB.

WIGGINS MELANESE
604 S TEXAS AVE
ORLANDO, FL 32805

2027

30-3S-17-11704-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

898 NW LONG ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,842
TOTAL MARKET VALUE	2,842
SOH/AGL Deduction	0
ASSESSED VALUE	2,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,842
TOTAL JUST VALUE	2,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,842

XFOB:1:1: FLEETWOOD MH (PER PROP CARD-NO RP FORM)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
438	DEMOLISH	25	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2395	9/18/2024	WD	U	V	11	100
GRANTOR: WIGGINS ULYSSES						
GRANTEE: WIGGINS MELANESE						
1384/0472	4/16/2019	PB	U	V	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: ULYSSES WIGGINS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	5,685.00	SF		1.00	1.00	1.00	0.50	0.50	2,842							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.13 Total Land Value: 2,842 Market: 0 Agricultural: 0 Common: 2,842 PRINTED 11/17/2026 BY SYS