

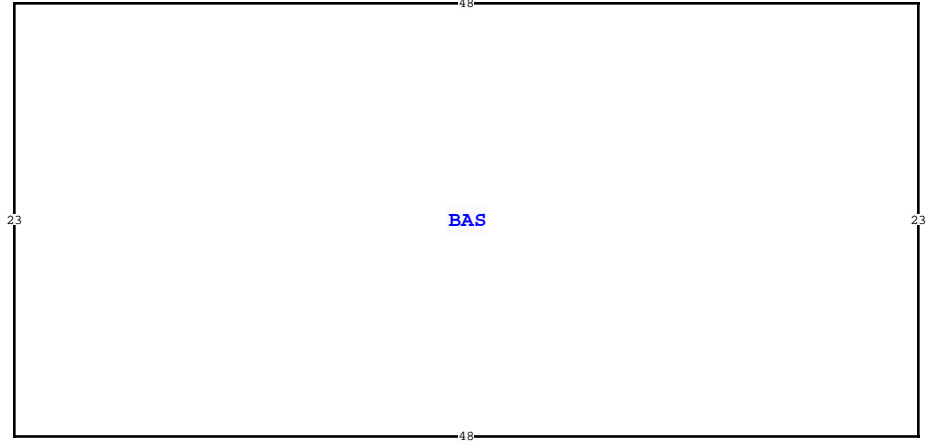
COMM NE COR OF SE1/4, W 2690.05
 COR OF NW1/4 OF SE1/4, S 548.69
 W 670 FT, S 652.80 FT, TO N R/W

WOLF FRED DAVID REVOCABLE TRUST
 1487 SE EBENEZER RD
 LAKE CITY, FL 32025

2026

31-4S-18-10519-012


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104 16,993

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026		42,482	1980	1980	0	0	60.00	40.00
				Heated Area: 1104			HX Base Yr 2026				
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
1487 SE EBENEZER RD, LAKE CITY											
04/11/2025 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			16,993
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			119,040
TOTAL MARKET VALUE			143,433
SOH/AGL Deduction			0
ASSESSED VALUE			143,433
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			87,022
TOTAL JUST VALUE			143,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054670	Mobile Home		03/30/2026
000054506	Right-of-Way Acce		11/18/2025
000052103	Electrical Servic	0	01/17/2025
26604	M H	535	01/11/2008
17947	M H	125	02/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/713	8/22/2025	TR	U	I	11	100
GRANTOR: WOLF KAITLIN HENNESSE						
GRANTEE: WOLF FRED DAVID REV						
1462/656	3/17/2022	WD	U	I	37	240,000
GRANTOR: CHRISTIE DEBORAH						
GRANTEE: WOLF KAITLIN HENNES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF												7,400												
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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	100					17.84	AC		1.00	1.00	1.00	6,000.00	6,000.00	107,040							
3	0000	C	VAC RES	100					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S23 E48 N23\$.