

EAST HALF OF THE FOLLOWING DESC  
OF SE1/4, RUN S 1057.02 FT FOR P  
FT, N 261.41 FT, E 492.70 FT, S

ALLEN WILLIE B  
377 NW SENIOR CT  
LAKE CITY, FL 32055

2026

32-2S-16-01807-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	02	ROLL COMP	100
Interior Wall	02	WALL BD/WD	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
Architctual Units	01	CONV	100 0 100
Quality	03	03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
TOTALS	1,288		1,288 22,509

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,288	72.8100	43.69	56,273	1983	1983	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1288 HX Base Yr											
BLD DATE		LGL DATE								05/08/2026	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			22,509
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			11,840
TOTAL MARKET VALUE			41,349
SOH/AGL Deduction			11,902
ASSESSED VALUE			29,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			29,447
TOTAL JUST VALUE			41,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37075	M H	444	08/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/1084	10/11/2016	WD	Q	V	01	10,500
GRANTOR: JOSEPH FRANKLIN WYNN						
GRANTEE: WILLIE B ALLEN						
1216/1593	5/25/2011	TR	U	V	11	0
GRANTOR: TERESA M BENDER (AS T						
GRANTEE: JOSEPH FRANKLIN WYN						

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
1	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100	

TOTAL OB/XF												7,000												
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	0		A-1	0.00	0.00	1.48	AC		1.00	1.00	0.80	10,000.00	8,000.00	11,840							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S23 E56 N23\$.