LOT 3 PLEASANT ACRES S/D.

847-1716, 850-1580, WD 1106-1677

WYERS DAVID A
289 SW GRANT GLN
LAKE CITY, FL 32024

2026

32-5S-17-09477-203

BUILDING CHARACTERISTICS

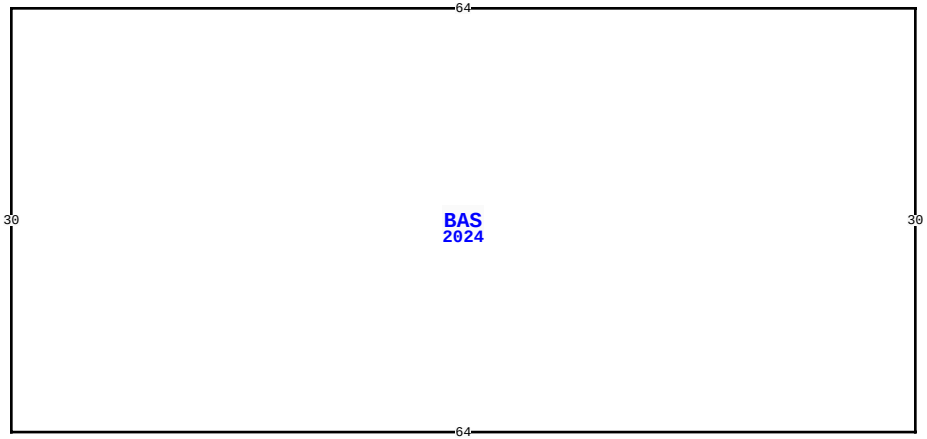
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	32517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	208,848
TOTALS	1,920			1,920	208,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	114.5000	114.50	219,840	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2024 Heated Area: 1920 HX Base Yr 2024



289 SW GRANT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,848
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		81,224
TOTAL MARKET VALUE		297,072
SOH/AGL Deduction		168,285
ASSESSED VALUE		128,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,376
TOTAL JUST VALUE		297,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045396	Mobile Home		09/08/2022
41408	NEW WELL		02/25/2021
16224	PUMP/UTPOL	30	11/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/2729	10/19/2009	WD	U	V	11	100
GRANTOR: EVERETT ROGERS						
GRANTEE: WYERS						
0847/1716	10/14/1997	AD	Q	V		28,600
GRANTOR: EVERETT ROGERS						
GRANTEE: WYERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,13] E64 S30 W64 N30 $

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LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.68	AC		1.00	1.00	1.10	13,000.00	14,300.00	81,224							

REVIEW DATE 01/17/2023 BY JB Total Acres: 5.68 Total Land Value: 81,224 Market: 0 Agricultural: 0 Common: 81,224 PRINTED 06/08/2026 BY SYS