

BEG NW COR OF SE1/4 OF SW1/4, E
FOR POB, S 644 FT, W 269.58 FT,
269.58 FT TO POB EX THE S1/2 THE

CHERRY CHRISTOPHER AARON
1409 SW HALTIWANGER RD
LAKE CITY, FL 32024

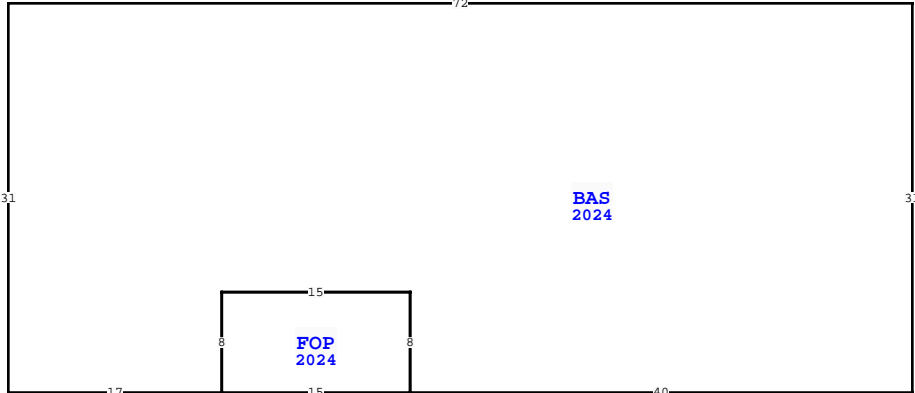
2026

33-5S-17-09485-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	33517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,112	100	2024
FOP	120	35	2024
TOTALS	2,232		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2025	Heated Area: 2112			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,323
TOTAL MARKET OB/XF VALUE			11,500
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			284,823
SOH/AGL Deduction			0
ASSESSED VALUE			284,823
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			233,412
TOTAL JUST VALUE			284,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044761	Mobile Home		06/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2555	4/08/2022	QC	U	V	11	100
GRANTOR: HENDERSON JOYCE						
GRANTEE: CHERRY CHRISTOPHER						
802/1693	3/01/1995	WD	Q	V	01	6,000
GRANTOR: SMOKER HELEN A						
GRANTEE: TAYLOR RONALD J						

EXTRA FEATURES		1409 SW HALTIWANGER RD, LAKE CITY														
L N	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	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 4,500.00	100	2024	2023		100	4,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=61,10] W72 S31 E17 N8 E15 S8 E40 N31 \$
FOP=[YR=2024;ORIG=6,33] E15 S8 W15 N8 \$

LAND DESCRIPTION																	TOTAL OB/XF									
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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000									