1 AC IN S1/2 OF NE1/4 OF NE1/4 L
HWY, DESC AS FOLLOWS: BEG ON SR
N OF LAND LINE DIVIDING NE1/4 &

WOLFE ROBERT E
248 WILLIAM WAY
WHITE SPRINGS, FL 32096

2026

34-2S-16-01845-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00	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

7066 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	16,500
SOH/AGL Deduction	0
ASSESSED VALUE	16,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,500
TOTAL JUST VALUE	16,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,500

SALE:3:1: 1 ACRE & MH
SALE:2:1: .50 AC WITH MH
SALE:1:1: 1 AC WITH MH
BLDG:1:1: REGAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39995	ELECTRICAL	0	06/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1887	4/29/2022	WD	Q	I	01	38,000
GRANTOR: MCDANIEL LEVI						
GRANTEE: WOLFE ROBERT E						
1416/1288	8/03/2020	WD	Q	I	01	20,000
GRANTOR: JAMES P & VANESSA WIL						
GRANTEE: LEVI MCDANIEL						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	9901	C	AC/XFOB	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 03/24/2026 BY SYS