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

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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	12,000
TOTAL MARKET VALUE	19,000
SOH/AGL Deduction	850
ASSESSED VALUE	18,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,150
TOTAL JUST VALUE	19,000
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	12,000.00	12,000.00	12,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/08/2026 BY SYS