BEG 924 FT E OF SW COR OF SW1/4
321.87 FT, E 132 FT, S 322.12 FT
POB. AKA LOT 32 OF AN UNR SURVEY

WALLACE MICHAEL RAY/GAIOWNIK BARBARA
787 SE APRIL LN
LAKE CITY, FL 32055

2027

35-4S-17-09030-054

BUILDING CHARACTERISTICS

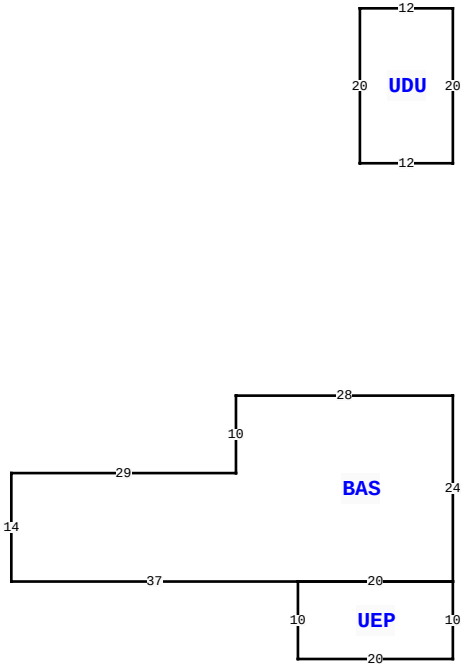
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100		1,078	26,476
UDU	240	60		144	3,537
UEP	200	70		140	3,438
TOTALS	1,518			1,362	33,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,362	102.3300	61.40	83,627	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1078 HX Base Yr



785 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	0	24	38	1.00	UT	0.00	0.00	100	1985	1985	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,451
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	62,651
SOH/AGL Deduction	6,288
ASSESSED VALUE	56,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,363
TOTAL JUST VALUE	62,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,651

XFOB:6:1: ALTAIR MH

SALE:2:1: NEEDS CHECKING

SALE:1:1: 1 AC WITH MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0016	9/10/2015	LE	U	I	14	100
GRANTOR: LEWIS THOMAS (LIFE ES						
GRANTEE: BARBARA GAIOWNIK &						
1023/1489	8/15/2004	QC	Q	I	01	100
GRANTOR: DELORES WALLACE THOMA						
GRANTEE: LEWIS THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S10 W29 S14 E37 UEP= S10 E20 N10 W20$ E20 N24$ PTR= N30UDU= N20 W12 S20 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 06/03/2022 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS