

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

2026

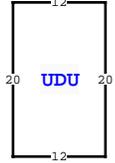
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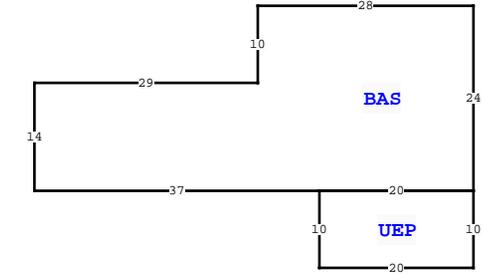
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	60.00	40.00	

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



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



785 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	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		PAGE 1 of 1	3
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		14,000	
TOTAL MARKET VALUE		58,651	
SOH/AGL Deduction		7,412	
ASSESSED VALUE		51,239	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		51,239	
TOTAL JUST VALUE		58,651	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,651	

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	I	14	100
GRANTOR: LEWIS THOMAS (LIFE ES)						
GRANTEE: BARBARA GAIOWNIK &						
1023/1489	8/15/2004	QC Q	I	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				
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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000														
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000														