W 332 FT OF E 372 FT OF N1/2 OF
EX COMM NE COR OF SE1/4, W 39.95
FOR POB, W 20 FT, S 20 FT, E 20

VILLAR ANA M
10343 WITTENBERG WAY
ORLANDO, FL 32832

2027

36-3S-15-00302-011

BUILDING CHARACTERISTICS

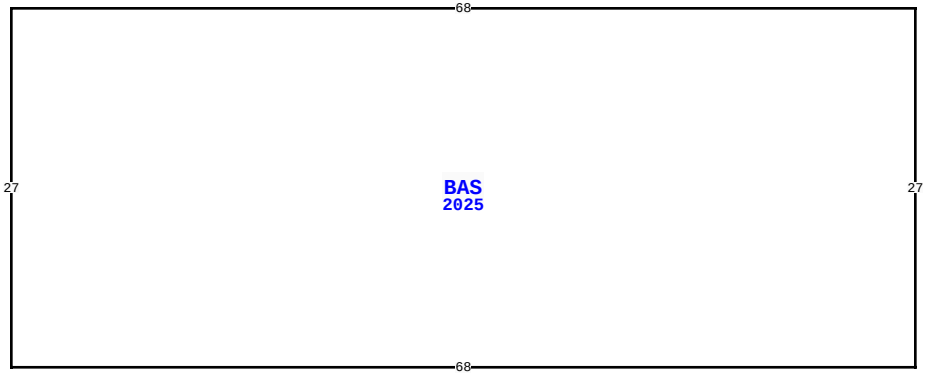
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2025	1,836	196,050
TOTALS	1,836			1,836	196,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,836	113.5000	108.96	200,051	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 1836 HX Base Yr



142 SW WAVERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,050
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,124
TOTAL MARKET VALUE	298,174
SOH/AGL Deduction	0
ASSESSED VALUE	298,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,174
TOTAL JUST VALUE	298,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050417	Mobile Home		07/23/2024
000050405	Right-of-Way Acce		07/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1108	5/09/2024	WD	U	V	11	0
GRANTOR: EDSON JOHN MARK						
GRANTEE: VILLAR ANA M						
1513/2295	4/24/2024	WD	Q	V	01	115,000
GRANTOR: EDSON JOHN MARK						
GRANTEE: VILLAR ANA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,17] E68 S27 W68 N27 $
.

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	0200	C	MBL HM	0					10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,124							

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.13 Total Land Value: 95,124 Market: 0 Agricultural: 0 Common: 95,124 PRINTED 11/17/2026 BY SYS