COMM SW COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 311.61 FT, E 749
OAK DR, RUN S 10 DG E 190.79 FT,

KING SANDRA E
344 SW WILDWOOD CT
LAKE CITY, FL 32024

2025

19-5S-17-09290-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

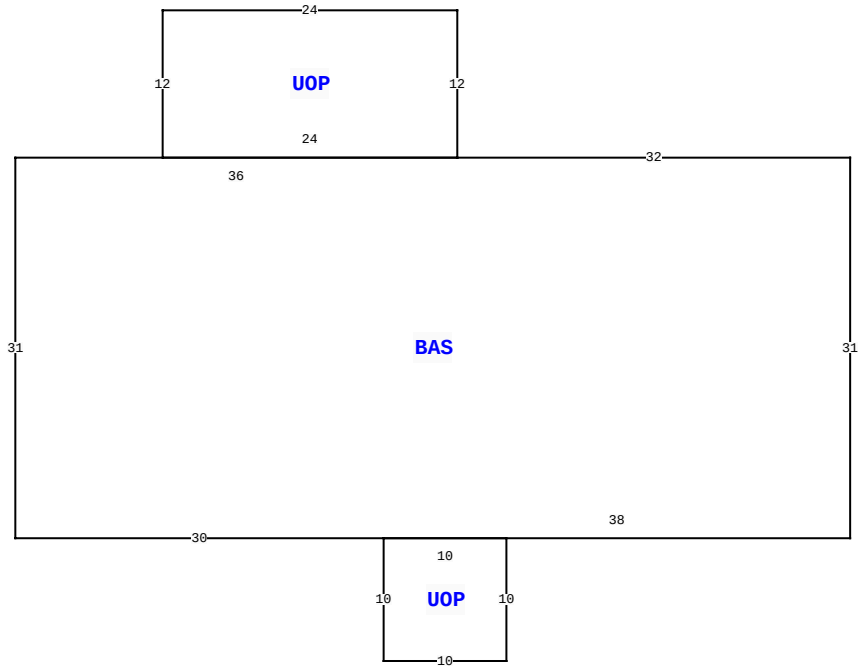
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	123,917
UOP	100	25		25	1,470
UOP	288	25		72	4,232
TOTALS	2,496			2,205	129,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,205	113.7000	106.88	235,670	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2022 Heated Area: 2108 HX Base Yr 2022



344 SW WILDWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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		129,618
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		193,718
SOH/AGL Deduction		37,864
ASSESSED VALUE		155,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,132
TOTAL JUST VALUE		193,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24229	M H	402	03/14/2006
20074	TR/TRAILER	75	10/25/2002
17659	PUMP/UTPOL	30	11/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2033	4/11/2025	QC	U	I	11	100
GRANTOR: KING ODISE JR						
GRANTEE: KING SANDRA						
1166/0319	2/22/2008	QC	Q	V	01	100
GRANTOR: EDWARD & JEANIE LOTT						
GRANTEE: ODISE L & SANDRA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N12 W24 S12 E24$ W36 S31 E30 UOP= S10 E10 N10 W10$ E38 N31$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	100		00	0.00	0.00	5.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	54,900							

REVIEW DATE 08/10/2017 BY DF Total Acres: 5.49 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 05/21/2025 BY SYS