W1/2 OF LOT 70 HI-DRI ACRES UNIT

600-242, WD 1113-2522, WD 1454-2

BRITT CHARLENE
197 SW WHEAT PL
LAKE CITY, FL 32024

2022

15-5S-16-03626-070

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

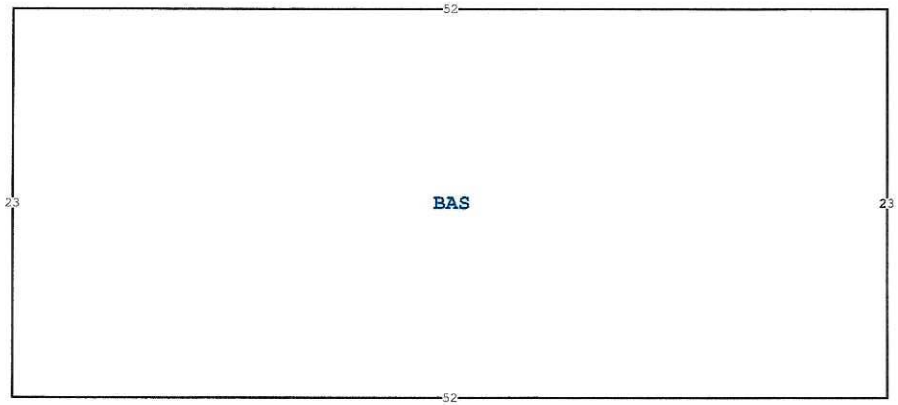
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD	15516.040	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	67,545
TOTALS	1,196		1,196	67,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,196	125.9500	74.31	88,875	1997	2010	0	0	0	24.00	76.00

1 MANUF 1 - 100% - 2022 HX Base Yr 2022



197 SW WHEAT Pl, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,545
TOTAL MARKET OB/XF VALUE	7,130
TOTAL LAND VALUE - MARKET	8,025
TOTAL MARKET VALUE	82,700
SOH/AGL Deduction	0
ASSESSED VALUE	82,700
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	32,700
TOTAL JUST VALUE	82,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/208	11/26/2021	WD	Q	I	01	123,000
GRANTOR: ROWLAND JIMMY						
GRANTEE: BRITT CHARLENE						
1113/2522	2/28/2007	WD	U	V	04	7,000
GRANTOR: BONA FIRMA CORP						
GRANTEE: JIMMY & LORI ROWLAN						

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	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
2	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,130

LN	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	MBL HM	100			0.00	0.00	1.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	8,025							

REVIEW DATE 12/16/2021 BY CP Total Acres: 1.07 Total Land Value: 8,025 Market: 0 Agricultural: 0 Common: 8,025 PRINTED 06/16/2022