N1/2 OF N1/2 OF NE1/4 OF NW1/4
611-16, PB 809-2627, LE 850-1437

LEE ROSCOE JAMES
1917 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00320-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

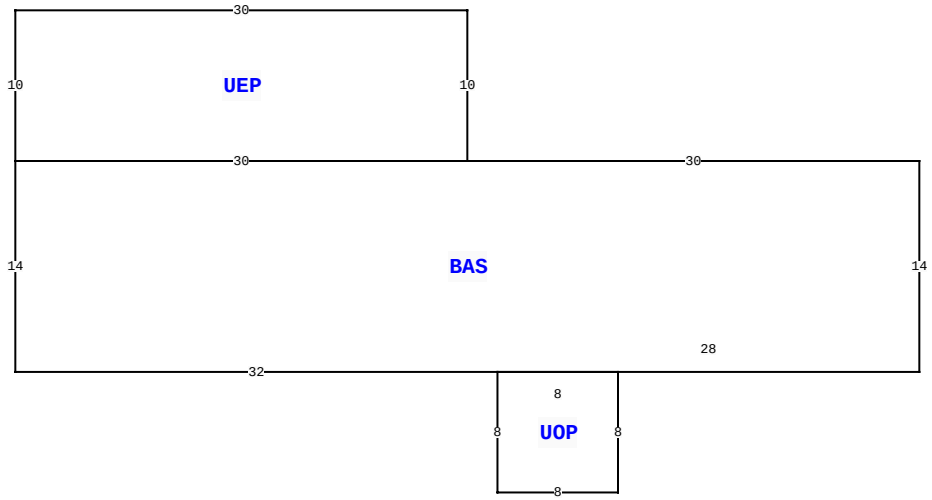
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	20,342
UEP	300	70		210	5,085
UOP	64	25		16	388
TOTALS	1,204			1,066	25,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,066	100.9000	60.54	64,536	1984	1984	0	0	0	60.00	40.00

4 MOBILE HME 100% - 2004 Heated Area: 840 HX Base Yr 2004



1915 SW MAYO RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,814
TOTAL MARKET OB/XF VALUE		15,310
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		62,684
SOH/AGL Deduction		20,816
ASSESSED VALUE		41,868
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,868
TOTAL JUST VALUE		131,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8630	M H	125	07/25/1994
8607	M H	125	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1940	6/27/2025	LE	U	I	14	100
GRANTOR: LEE ROSCO JAMES (ENH						
GRANTEE: LEE ROSCO JAMES (RM						
1054/2937	8/18/2005	QC	Q	I	06	100
GRANTOR: JOAN BREWER						
GRANTEE: ROSCOE JAMES LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UEP= N10 W30 S10 E30$ W30 S14 E32 UOP= S8 E8 N8 W8$E28 N14$.

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	0040	BARN,POLE	0	100	20	48	960.00	UT	2.50	2.50	100	2003	2003	3	100	2,400	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	2005	2005	3	100	1,200	
3	0285	SALVAGE	0	100	0	0	1.00	UT	700.00	700.00	50	2005	2005	3	50	350	
4	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	2005	2005	3	100	360	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0285	SALVAGE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,310

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							
4	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 08/10/2023 BY JB Total Acres: 10.00 Total Land Value: 21,560 Market: 72,000 Agricultural: 3,560 Common: 18,000 PRINTED 11/19/2025 BY SYS