

RADFORD OLIVIA MORRELL/RADFORD LEE DILLON
551 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

02-4S-16-02716-005



BUILDING CHARACTERISTICS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

ELEMENT CD	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
Exterior Wall	VINYL SID 100				
Roof Structure	GABLE/HIP 100				
Roof Cover	COMP SHNGL 100				
Interior Wall	DRYWALL 100				
Interior Floor	SHT VINYL 50				
Interior Floor	CARPET 50				
Air Condition	CENTRAL 100				
Heating Type	AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Stories	1. 100				
Architectual Units	CONV 100				
	0 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA				06
NEIGHBORHOOD/LOC	2416.00			1.00/	
BAS	2,280	100		2,280	62,107
FOP	456	35		160	4,358
UOP	128	25		32	872
TOTALS	2,864			2,472	67,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,472	113.5000	68.10	168,343	2000	2000	0	0	0 60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 2280 HX Base Yr 2017

FOP

BAS

UOP

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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	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	C	MBL HM	100		00	0.00	0.00	1.21	AC		1.00	1.00	1.00	16,500.00	16,500.00	19,965							

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE	67,337
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	19,965
TOTAL MARKET VALUE	88,702
SOH/AGL Deduction	13,553
ASSESSED VALUE	75,149
TOTAL EXEMPTION VALUE	HX HB 50,149
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	88,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,702

SALES DATA

OFF RECORD Number	DATE	TYPE INST	QUANTITY	VOLUME	RSN CD	SALE PRICE
1318/2703	7/20/2016	WD U	U	V	11	100

GRANTOR: DAVID WAYNE MORRELL
GRANTEE: OLIVIA MORRELL RADF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N12 W38 S12 E38\$ W55 S30 E20 UOP= S8 E16 N8 W16\$ E56 N30\$.

REVIEW DATE 08/25/2023 BY JB Total Acres: 1.21 Total Land Value: 19,965 Market: 0 Agricultural: 0 Common: 19,965 PRINTED 10/24/2025 BY SYS