COMM NE COR, RUN W ALONG N LINE
POB, RUN S 333.30 FT, W 597.68 F
TO N LINE, E 597.03 FT TO POB, E

SCOTT PATSY J
6349 SW SR 47
LAKE CITY, FL 32024

2026

02-5S-16-03411-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

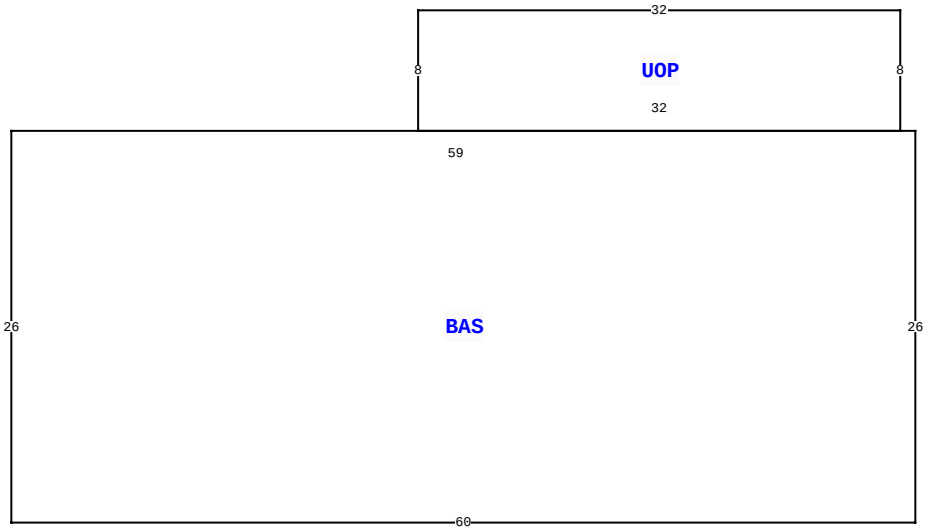
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	33,184
UOP	256	25		64	1,362
TOTALS	1,816			1,624	34,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,624	88.6400	53.18	86,364	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1560 HX Base Yr



6345 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,546
TOTAL MARKET OB/XF VALUE	22,724
TOTAL LAND VALUE - MARKET	30,700
TOTAL MARKET VALUE	87,970
SOH/AGL Deduction	0
ASSESSED VALUE	87,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,970
TOTAL JUST VALUE	87,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,970

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23591	M H	0	09/09/2005
19718	M H	125	07/08/2002
10770	M H	125	02/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/2437	10/15/2020	QC	U	V	11	100

GRANTOR: FRED BUTCHER
GRANTEE: PATSY J SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N8 W32 S8 E32$ W59 S26 E60 N26$.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,670	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	10,752	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0120	CLFENCE 4	0	0	0	0	136.00	UT	4.50	4.50	100	1996	1996	3	100	612	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
8	0070	CARPORT UF	0	0	18	35	1.00	UT	0.00	0.00	100	2014	2014	3	100	950	

LAND DESCRIPTION

TOTAL OB/XF 22,724

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		A-1	0.00	0.00	2.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,700							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 10/04/2016 BY JS Total Acres: 3.07 Total Land Value: 30,700 Market: 0 Agricultural: 0 Common: 30,700 PRINTED 11/19/2025 BY SYS