LOT 26 SUZANNE S/D UNIT 2.
507-663, 770-810, 798-839, PB 88

COWART ROBERT D
250 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-060

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

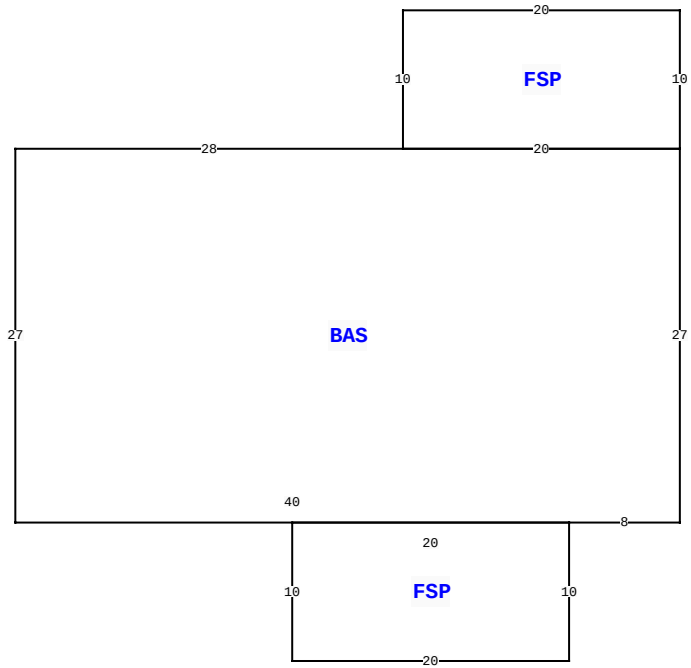
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
FSP	200	40		80	4,711
FSP	200	40		80	4,711
TOTALS	1,696			1,456	85,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	107.07	155,894	1995	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1296 HX Base Yr 2019



250 SE SCARLETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		85,742
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		108,692
SOH/AGL Deduction		55,693
ASSESSED VALUE		52,999
TOTAL EXEMPTION VALUE	HX HB	27,999
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042644	Roof Replacement	8,400	08/27/2021
9106	M H	125	11/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/1514	3/14/2018	WD	U	I	37	67,000
GRANTOR: KIM ALLEN						
GRANTEE: ROBERT D COWART						
1338/2109	6/06/2017	WD	Q	I	01	72,000
GRANTOR: CLARENCE & CINDY DING						
GRANTEE: SHANE & KIM ALLEN (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E40 FSP= S10 W20 N10 E20$ E8 N27 FSP= N10 W20 S10 E20$ W20$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/21/2025 BY SYS