LOT 27 SUZANNE S/D UNIT 2.
CT 1275-2511, CT 1287-252, CT 12

RICHARDS SHANNON M
232 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

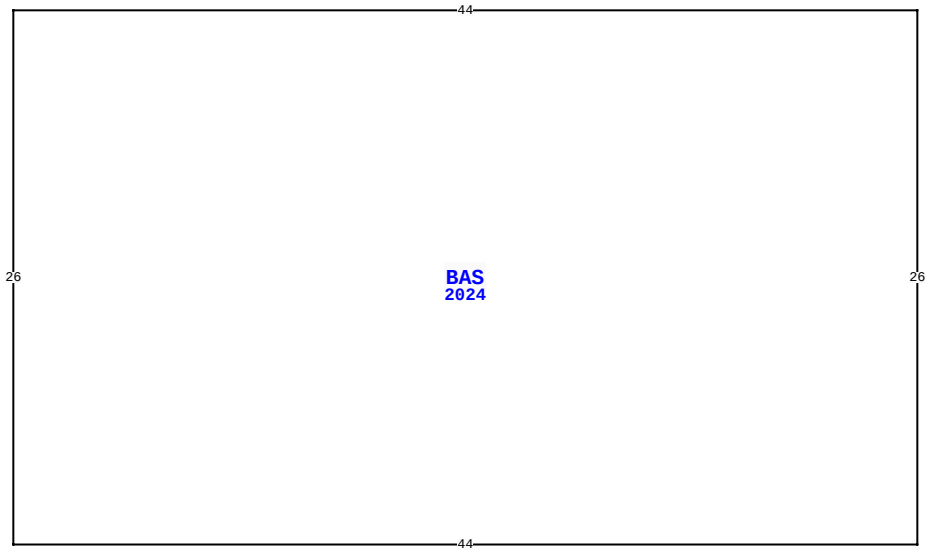
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	1,144	100	2024	1,144	124,684
TOTALS	1,144			1,144	124,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,144	113.5000	112.36	128,540	2022	2022	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 1144 HX Base Yr



232 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	124,684
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	147,552
SOH/AGL Deduction	0
ASSESSED VALUE	147,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,552
TOTAL JUST VALUE	147,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,935

XFOB:2:1: HICK MH
PRMT:1:1: 28X60 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043393	Mobile Home		12/15/2021
6999	M H	60	04/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1890	11/20/2023	WD	Q	I	03	175,000
GRANTOR: SMITH MICHAEL						
GRANTEE: RICHARDS SHANNON M						
1451/1366	10/26/2021	WD	U	I	37	30,000
GRANTOR: WAGNER RICHARD JAMES						
GRANTEE: SMITH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,13] S26 W44 N26 E44 $
.

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	0060	CARPORT F	0	0	0	0	1.00	UT	1,368.00	1,368.00	100	2023	2022		100	1,368	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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		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 12/07/2023 BY TP Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/21/2025 BY SYS