LOT 33 SUZANNE S/D UNIT 2.

ORB 405-187, 641-232, 878-1261,

LADIG JON/LADIG NICHOLE
155 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-067

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

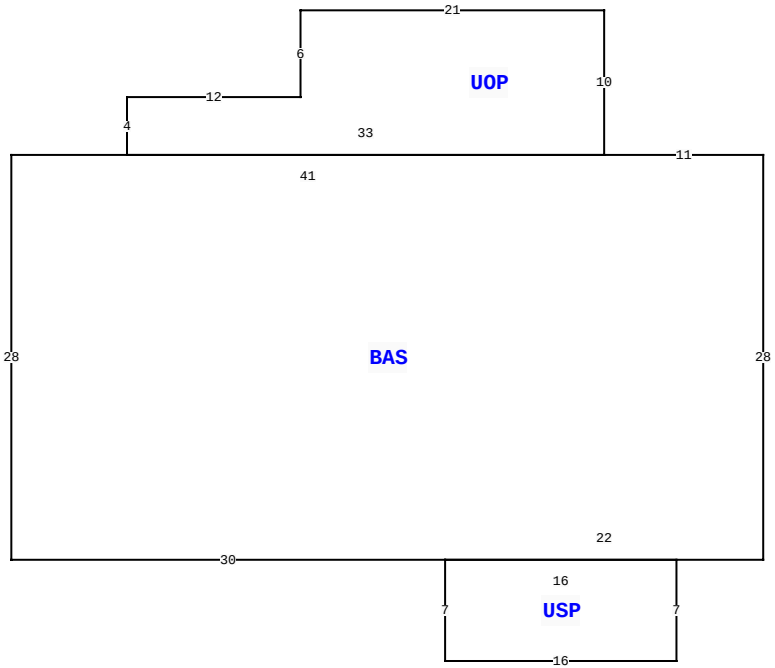
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	41,199
UOP	258	25		64	1,811
USP	112	35		39	1,104
TOTALS	1,826			1,559	44,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,559	117.9000	70.74	110,284	1988	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1456 HX Base Yr



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

155 SE SCARLETT WAY, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	44,114
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	66,414
SOH/AGL Deduction	10,327
ASSESSED VALUE	56,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,087
TOTAL JUST VALUE	66,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,680

XFOB:1:1: GREENHILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2275	1/15/2021	WD	U	I	37	60,000
GRANTOR: WHITLEY JANIS M						
GRANTEE: LADIG JON						
1121/0749	6/05/2007	WD	Q	I		79,900
GRANTOR: DEAN L & DIANE H SMIT						
GRANTEE: JANIS M & MELVIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N10 W21 S6 W12S4 E33$ W41 S28 E30 USP= S7 E16 N7 W16$ E22 N28 $.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/22/2025 BY SYS