

LOT 36 SUZANNE S/D UNIT 2.
WD 1024-363, DC 1323-2775, CT 13

AULTMAN DEREK ALEXANDER
213 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-070



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	13	LAM/VNLPLK 100
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	1,728	100		1,728	139,184

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0081	DECKING WI	0	100	0	0		1.00	UT 0.00
2	0081	DECKING WI	0	100	0	0		1.00	UT 0.00
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0203	02	1,728	115.0000	118.45	204,682	2010	2010	0	0	32.00	68.00	
1 MANUF 3 100% - 2021 Heated Area: 1728 HX Base Yr 2021												
27 64 27 64 BAS												
213 SE SCARLETT WAY, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

TOTAL OB/XF 4,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2020	2020
2	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2020	2020
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100		

TOTAL OB/XF 4,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 139,184												
TOTAL MARKET OB/XF VALUE 4,000												
TOTAL LAND VALUE - MARKET 18,500												
TOTAL MARKET VALUE 161,684												
SOH/AGL Deduction 53,791												
ASSESSED VALUE 107,893												
TOTAL EXEMPTION VALUE HX HB 50,722												
BASE TAXABLE VALUE 57,171												
TOTAL JUST VALUE 161,684												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 156,537												

XFOB:5:1: REAR PORCH												
XFOB:4:1: FRONT PORCH												
XFOB:1:1: COMMODORE MH												
PERMIT NUM DESCRIPTION AMT ISSUED												
29027	M H	375	11/23/2010									

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1415/2522	7/15/2020	WD	Q	I	01	115,000	
GRANTOR: BARAK N LLC							
GRANTEE: DEREK ALEXANDER AUL							
1396/2776	10/16/2019	WD	U	I	18	50,000	
GRANTOR: THE SECRETARY OF HOUS							
GRANTEE: BARAK N LLC							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W64 S27 E64 N27\$.												