LOT 37 SUZANNE SUBDIVISION UNIT
813-2370, 849-763, CT 1352-2284,

ALEXANDER WINDELL C
233 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-071

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	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.5	1.5 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

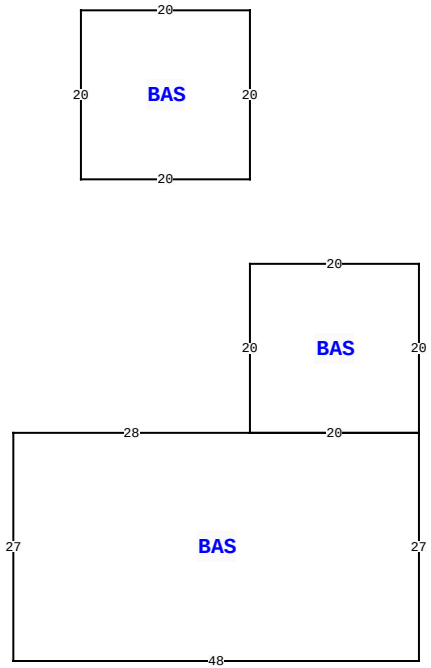
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	40,934
BAS	400	100		400	40,934
BAS	1,296	100		1,296	132,628
TOTALS	2,096			2,096	214,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,096	132.7700	124.80	261,581	1998	2015	0	0	0	18.00	82.00

1 MANUF 1 0% - 2022 Heated Area: 2096 HX Base Yr



233 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	214,496
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	237,196
SOH/AGL Deduction	19,484
ASSESSED VALUE	217,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,712
TOTAL JUST VALUE	237,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,072

PRMT:2:1: FRIAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13357	M H	125	11/26/1997
9233	M H	125	01/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2780	11/11/2021	WD	Q	I	01	169,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: ALEXANDER WINDELL C						
1352/2284	1/17/2018	CT	U	I	18	35,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S27 E48 N27 W20 $
BAS=[ORIG=20,0] N20 W20 S20 E20 $
BAS=[ORIG=0,-30] N20 W20 S20 E20 $
.

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 12/16/2021 BY CP Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/27/2025 BY SYS