LOT 38 SUZANNE S/D UNIT 2.
ORB 524-436, 761-1591, 761-2066,

VAZQUEZ ARTURO/VAZQUEZ HEIDY
251 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

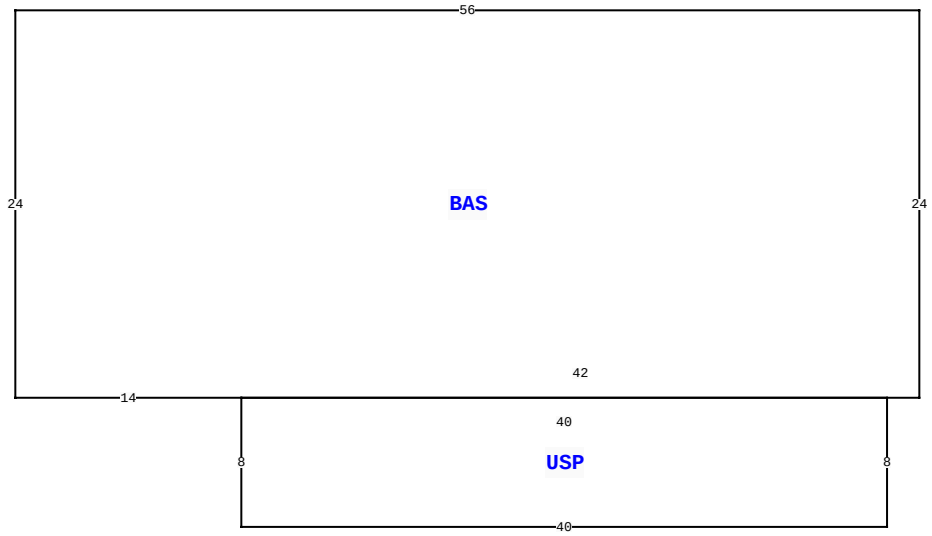
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,344	100		1,344	38,030
USP	320	35		112	3,169
TOTALS	1,664			1,456	41,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.9000	70.74	102,997	1986	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



251 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	41,199
TOTAL MARKET OB/XF VALUE	6,725
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	66,424
SOH/AGL Deduction	15,187
ASSESSED VALUE	51,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,237
TOTAL JUST VALUE	66,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,267

XFOB:1:1: CHADWICK ID#GAFL2AG3005 & GAFL2BG3005 -

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/2421	5/27/2016	WD	Q	I	01	40,000
GRANTOR: RONALD & LISA ARDEN H						
GRANTEE: ARTURO & HEIDY VAZQ						
1220/2290	9/05/2011	WD	U	I	12	16,300
GRANTOR: LD REAL ESTATE INVEST						
GRANTEE: RONALD HASTINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E14 USP= S8E40 N8 W40$ E42 N24$.

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	0	0	3	100	1,000	
2	0266	PRCH,FEP	0	0	10	12	1.00	UT	2,500.00	2,500.00	25	0	0	3	25	625	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,725

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 08/27/2025 BY SYS