

LOTS 2, 3 & 4 SUZANNE S/D UNIT 3
527-453, 614-255, 879-683, 1150-

WATERS MITCHELL/WATERS DOREEN
256 SE FAY LN
LAKE CITY, FL 32025

2025

03-4S-17-07570-077

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Stories	1.	1. 100
Architectural Units	01	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

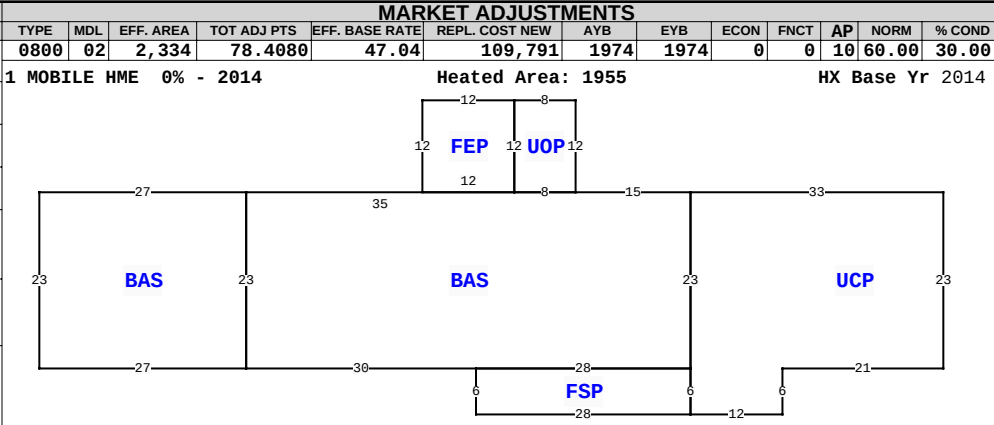
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	621	100		621	8,764
BAS	1,334	100		1,334	18,825
FEP	144	85		122	1,722
FSP	168	40		67	946
UCP	831	20		166	2,343
UOP	96	25		24	339

TOTALS	3,194			2,334	32,937
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	24	24	1.00	UT	1,500.00	1,500.00	
2	0040	BARN,POLE	0	100	14	24	1.00	UT	700.00	700.00	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	700.00	700.00	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	500.00	500.00	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
7	0040	BARN,POLE	0	100	11	16	1.00	UT	250.00	250.00	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
9	9910	RV SITE/RE	0	100	0	0	2.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT	
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	
3	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU
256 SE FAYE LN, LAKE CITY			

TOTAL OB/XF											
13,025											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						52,053					
TOTAL MARKET OB/XF VALUE						13,025					
TOTAL LAND VALUE - MARKET						51,800					
TOTAL MARKET VALUE						116,878					
SOH/AGL Deduction						32,127					
ASSESSED VALUE						84,751					
TOTAL EXEMPTION VALUE						HX HB SX 26,856					
BASE TAXABLE VALUE						57,895					
TOTAL JUST VALUE						116,878					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						103,616					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1474/2455	4/14/2022	QC	U	V	11	10,000			
GRANTOR: BISHOP GEORGE A									
GRANTEE: WATERS MITCHELL									
1200/2072	8/25/2010	QC	U	I	11	100			
GRANTOR: JOHN H MASON									
GRANTEE: MITCHELL & DOREEN W									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 UOP= N12 W8 S12 E8\$W8 FEP= N12 W12 S12 E12\$ W35 BAS= W27 S23 E27 N23\$ S23 E30FSP= S6 E28 N6 W28\$ E28 UCP= S6 E12 N6 E21 N23 W33 S23\$ N23\$.											

REVIEW DATE 03/02/2017 BY DF Total Acres: 1.45 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 08/28/2025 BY SYS