LOT 13 SUZANNE S/D UNIT 3.

681-283, 806-1433, WD 1282-238,

FORD ANTHONY LEE/FORD GERTRUDE KAYE
298 SE SCARLETT WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-087

COLUMBIA COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

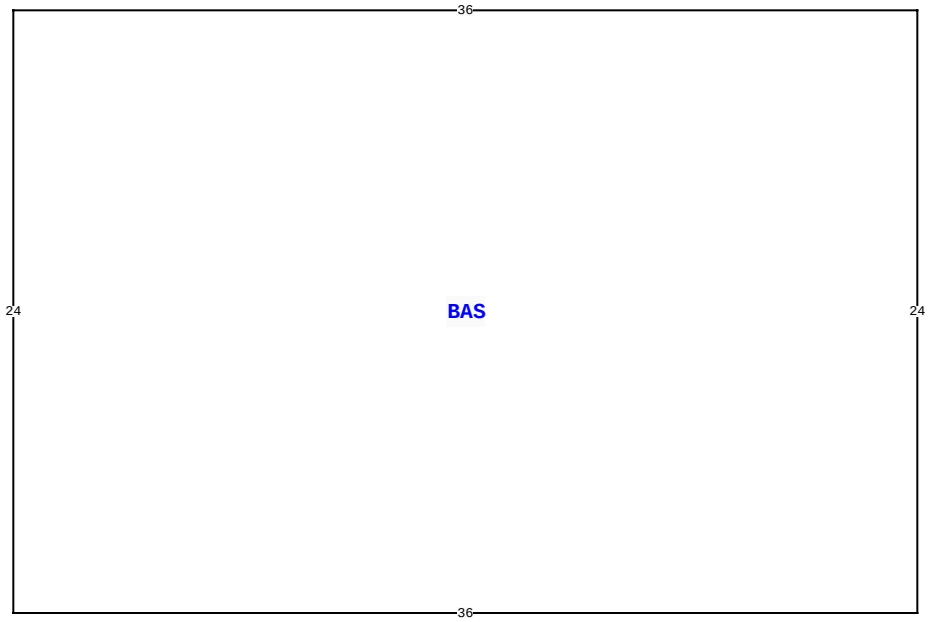
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	82,927
TOTALS	864			864	82,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	124.5200	117.05	101,131	2004	2015	0	0	0	18.00	82.00

2 MANUF 1 100% - 2025 Heated Area: 864 HX Base Yr 2025



298 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		82,927
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		106,667
SOH/AGL Deduction		0
ASSESSED VALUE		106,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,945
TOTAL JUST VALUE		106,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,218

XFOB:1:1: TALO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39073	M H	0	12/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/111	6/05/2024	WD	Q	I	01	132,000
GRANTOR: QUEST TRUST COMPANY F						
GRANTEE: FORD ANTHONY LEE						
1409/2714	4/06/2020	WD	Q	I	01	53,800
GRANTOR: JAEMS & KRISTINE SIST						
GRANTEE: QUEST TR CO FBO WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 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	100	12	16	192.00	UT	7.50	7.50	100	1998	1998	3	100	1,440	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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	100		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 09/11/2024 BY TP Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/29/2025 BY SYS