BEG NW COR OF SE1/4, E 370.54 FT
TO N R/W OF CNTY GRADED RD, S 61
TO PT ON W LINE OF SE1/4, N 1829

WAITES LAURA LYNN/WAITES DOROTHY JEAN HOLCOMB
2365 SW HOWELL ST
LAKE CITY, FL 32024

2026

05-6S-17-09611-008

BUILDING CHARACTERISTICS

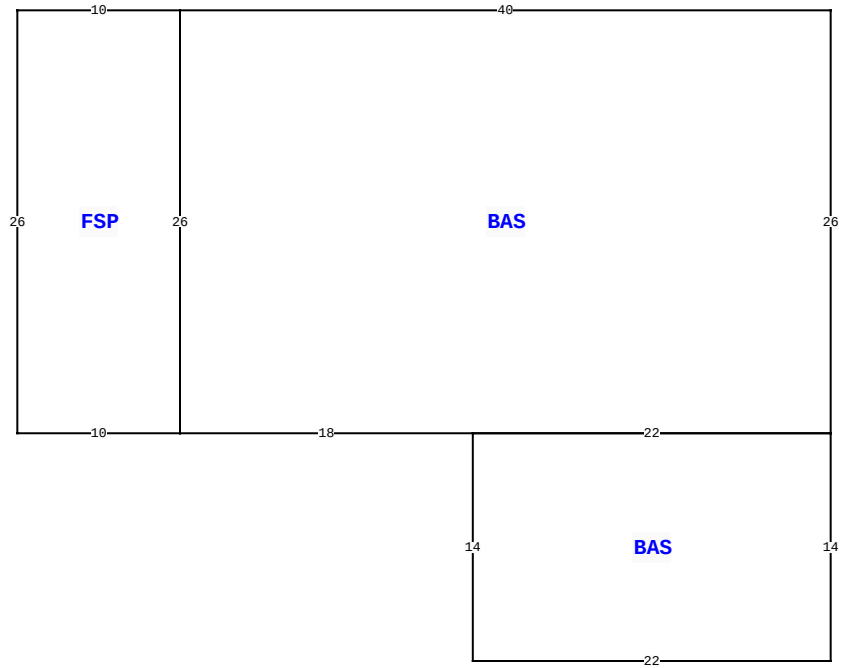
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	18,138
BAS	1,040	100		1,040	61,244
FSP	260	40		104	6,124
TOTALS	1,608			1,452	85,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,452	113.9000	107.07	155,466	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 50% - 2023 Heated Area: 1348 HX Base Yr 2023



2365 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,067
TOTAL MARKET OB/XF VALUE		24,442
TOTAL LAND VALUE - MARKET		128,880
TOTAL MARKET VALUE		201,436
SOH/AGL Deduction		12,281
ASSESSED VALUE		189,155
TOTAL EXEMPTION VALUE	HA HAB WX	33,120
BASE TAXABLE VALUE		156,035
TOTAL JUST VALUE		315,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047877	Electrical Servic	0	08/11/2023
29200	M H	560	02/21/2011
23217	M H	304	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1173	1/14/2025	LE	U	I	14	100
GRANTOR: WAITES DOROTHY JEAN H						
GRANTEE: WAITES LAURA LYNN (						
1504/56	12/07/2023	LE	U	I	14	100
GRANTOR: WAITES DOROTHY JEAN H						
GRANTEE: HALSE KAREN ANDERSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= W10 S26 E10 N26$ S26 E18 BAS= S14 E22 N14 W22$ E22 N26$.

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	0040	BARN,POLE	0	50	60	40	2,400.00	UT	3.00	3.00	100	1993	1993	3	100	7,200	
2	0261	PRCH, UOP	0	50	10	18	180.00	UT	7.00	7.00	100	2013	2013	3	100	1,260	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	50	26	38	988.00	UT	1.50	1.50	100	2013	2013	3	100	1,482	
5	0264	PRCH,FSP	0	50	10	34	340.00	UT	20.00	20.00	100	2013	2013	3	100	6,800	
6	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 24,442

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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.32	AC		1.00	1.00	1.00	445.00	445.00	5,927							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,880							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 14.32 Total Land Value: 14,927 Market: 119,880 Agricultural: 5,927 Common: 9,000 PRINTED 11/12/2025 BY SYS

BEG NW COR OF SE1/4, E 370.54 FT
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2026

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COLUMBIA COUNTY PROPERTY

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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

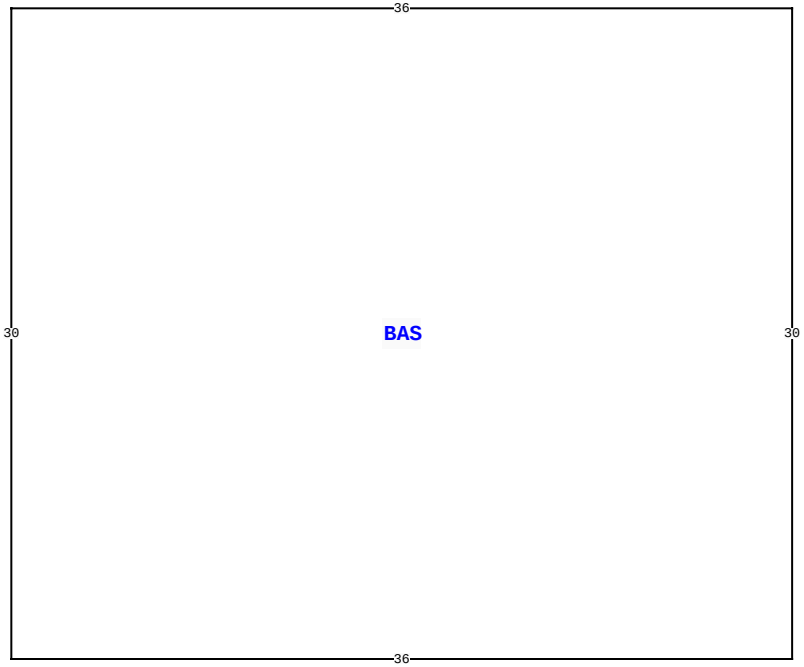
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	76,561
TOTALS	1,080			1,080	76,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	110.9000	104.25	112,590	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 0% - 2023 Heated Area: 1080 HX Base Yr 2023



2365 SW HOWELL ST, LAKE CITY

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GRANTOR: WAITES DOROTHY JEAN H						
GRANTEE: HALSE KAREN ANDERSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S30 E36 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/02/2024 BY SYS Total Acres: 14.32 Total Land Value: 14,927 Market: 119,880 Agricultural: 5,927 Common: 9,000 PRINTED 11/12/2025 BY SYS