

E 330 FT OF N 191.05 FT OF NW1/4
(PARCEL #4) & E 330 FT OF S 141.
332.10 FT OF NW1/4 OF NE1/4. (PA

SCOTT WILLIAM BRIAN/SUMMERS REBECCA D
274 SW COATES GLN
LAKE CITY, FL 32024

2025

06-5S-17-09129-022



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		01
NEIGHBORHOOD/LOC	6517.00	1.00/

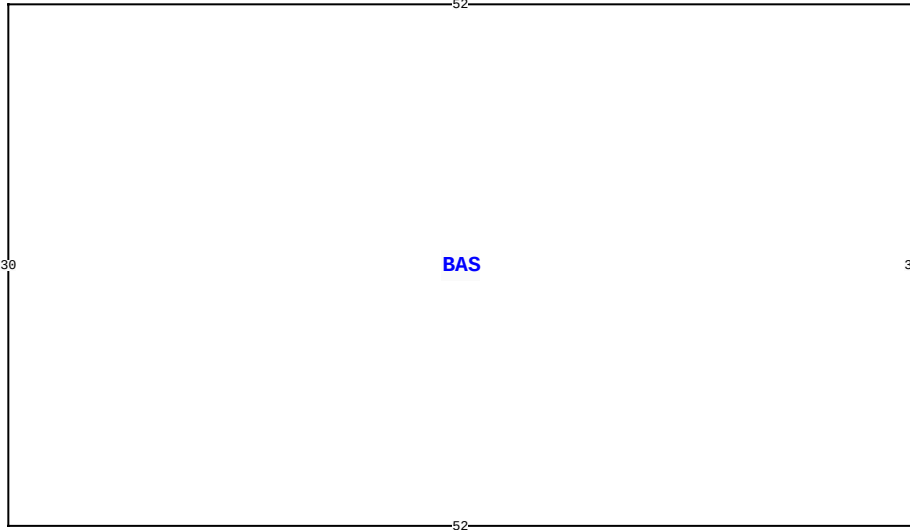
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	112,382
TOTALS	1,560			1,560	112,382

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	0	0	792.00	UT	11.00	11.00	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	

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		A-1	0.00	0.00	2.52	AC	

REVIEW DATE 11/07/2023 BY jerry

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,560	117.9000	110.83	172,895	2010	2009	0	0	35.00	65.00
1 MANUF 1 - 100% - 2010											
Heated Area: 1560											
HX Base Yr 2010											



274 SW COATES GLN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0294	SHED WOOD/	0	100	0	0	792.00	UT	11.00	11.00	60	2009	2009	3	60	5,227	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF											
14,027											

Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,382
TOTAL MARKET OB/XF VALUE		14,027
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		164,209
SOH/AGL Deduction		72,571
ASSESSED VALUE		91,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,916
TOTAL JUST VALUE		164,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,073

XFOB:1:1: VAN DYKE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048509	Roof Replacement	6,000	10/26/2023
27945	M H	375	07/14/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1177/0031	7/09/2009	WD U	I	I	11	100	
GRANTOR: WILLIAM BRIAN SCOTT							
GRANTEE: WILLIAM BRIAN SCOTT							
1177/0029	3/20/2009	WD U	I	I	11	100	
GRANTOR: LEA GEIGER SCOTT							
GRANTEE: WILLIAM BRIAN SCOTT							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S30 E52 N30\$.											

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