COMM SW COR OF NW1/4 OF SW1/4, R
POB, CONT E 208.75 FT, N 208.75
S 208.75 FT TO POB.

MOLINA FERNANDO A/SAUILEONE REGINA
950 SW DAWN LN
LAKE CITY, FL 32024

2026

06-6S-17-09619-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

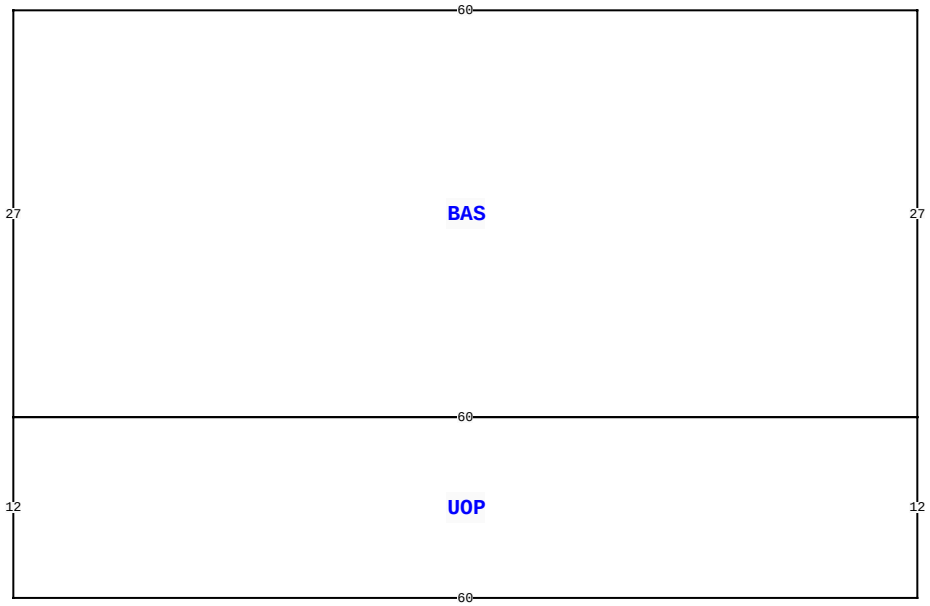
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	82,489
UOP	720	25		180	9,165
TOTALS	2,340			1,800	91,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,800	112.9000	92.58	166,644	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr



950 SW DAWN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,654
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	116,254
SOH/AGL Deduction	0
ASSESSED VALUE	116,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,254
TOTAL JUST VALUE	116,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,254

SALE:1:1: JTWRS 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/409	11/17/2023	WD	Q	I	01	140,500
GRANTOR: RUSSELL MARY W						
GRANTEE: MOLINA FERNANDO A						
1352/0534	1/23/2018	WD	Q	I	01	50,000
GRANTOR: BRANDON MICHAEL STUBB						
GRANTEE: MARY W RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 UOP= S12 E60 N12 W60$ E60 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 11/29/2023 BY TP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/03/2025 BY SYS