COMM NW COR OF SEC, RUN E
831.44 FT, S 1149.95 FT FOR
POB, CONT S 175 FT, E 250 FT,

WILSON SANDRA
314 SW WATERS CT
LAKE CITY, FL 32024

2026

07-4S-16-02796-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

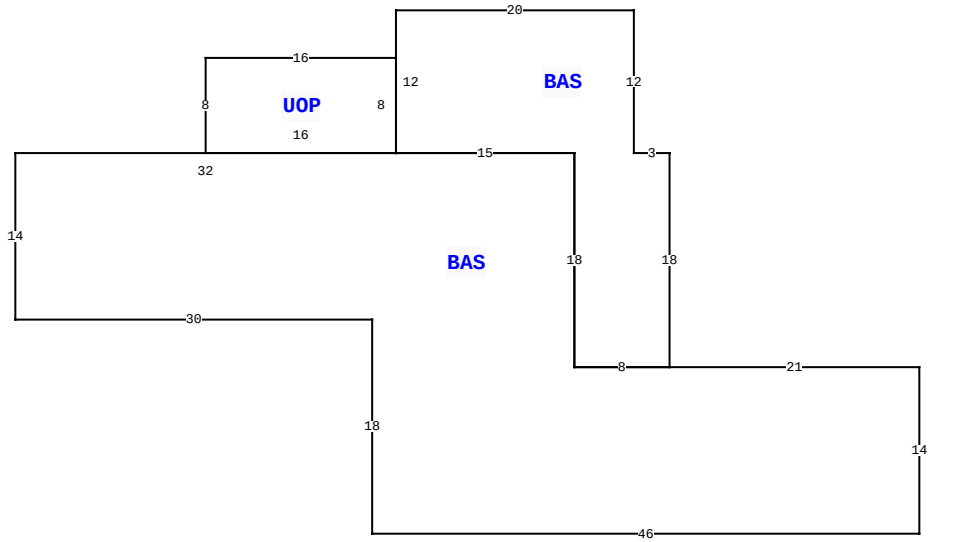
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 7416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	6,935
BAS	1,370	100		1,370	24,742
UOP	128	25		32	578
TOTALS	1,882			1,786	32,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	75.2490	45.15	80,638	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2011 Heated Area: 1754 HX Base Yr 2011



314 SW WATERS CT, 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		32,255
TOTAL MARKET OB/XF VALUE		16,600
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		63,855
SOH/AGL Deduction		22,893
ASSESSED VALUE		40,962
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,962
TOTAL JUST VALUE		63,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,855

XFOB:1:1: WEST M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051055	Electrical Servic	0	10/11/2024
000044046	Mobile Home		03/30/2022
000043586	Electrical Servic	0	01/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0786	5/14/2010	QC	U	I	16	100

GRANTOR: WILLIE F WATERS
GRANTEE: SANDRA WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N18 W3 N12 W20 S12 E15 S18 E8$ W8 N18 W15 UOP= N8 W16 S8 E16$ W32 S14 E30 S18 E46 N14$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 16,600

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/26/2024 BY TW Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS