LOT 28 BARWICK S/D.

797-1017, 799-1442, 887-749, 891

WILLIAMS DAWNA M
197 SW CHARLIE LN
LAKE CITY, FL 32024

2026

07-4S-16-02808-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

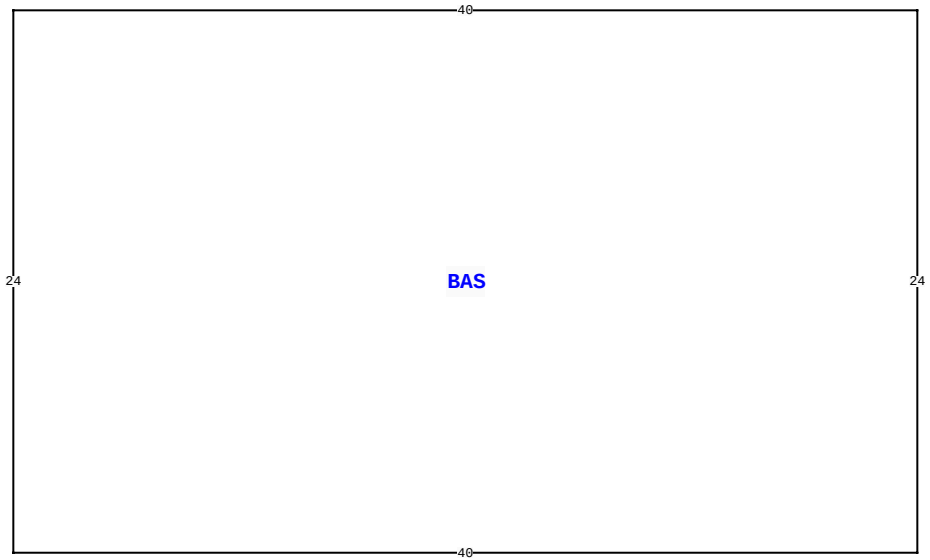
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	19,473
TOTALS	960			960	19,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	84.5100	50.71	48,682	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 960 HX Base Yr 2002



197 SW CHARLIE 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		19,473
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		27,900
TOTAL MARKET VALUE		60,473
SOH/AGL Deduction		20,951
ASSESSED VALUE		39,522
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,522
TOTAL JUST VALUE		60,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1977	5/31/2023	QC	U	I	11	100
GRANTOR: NORRIS RUBIN D JR						
GRANTEE: WILLIAMS DAWNA M						
0891/0428	11/02/1999	WD	Q	I		25,000
GRANTOR: MUETZE						
GRANTEE: NORRIS & WILLIAMS (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	1.86	AC		1.00	1.00	1.00	15,000.00	15,000.00	27,900							

REVIEW DATE 02/12/2024 BY KS Total Acres: 1.86 Total Land Value: 27,900 Market: 0 Agricultural: 0 Common: 27,900 PRINTED 11/19/2025 BY SYS