THE N 691.38 FT OF S 921.85 FT O
FT OF NE1/4 OF SE1/4. (AKA LOTS
BARWICK WEST S/D UNR).

BOSTON BETTY L/BROWN TERRI BOSTON
106 SW MOLLIE TERR
LAKE CITY, FL 32024

2026

07-4S-16-02808-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

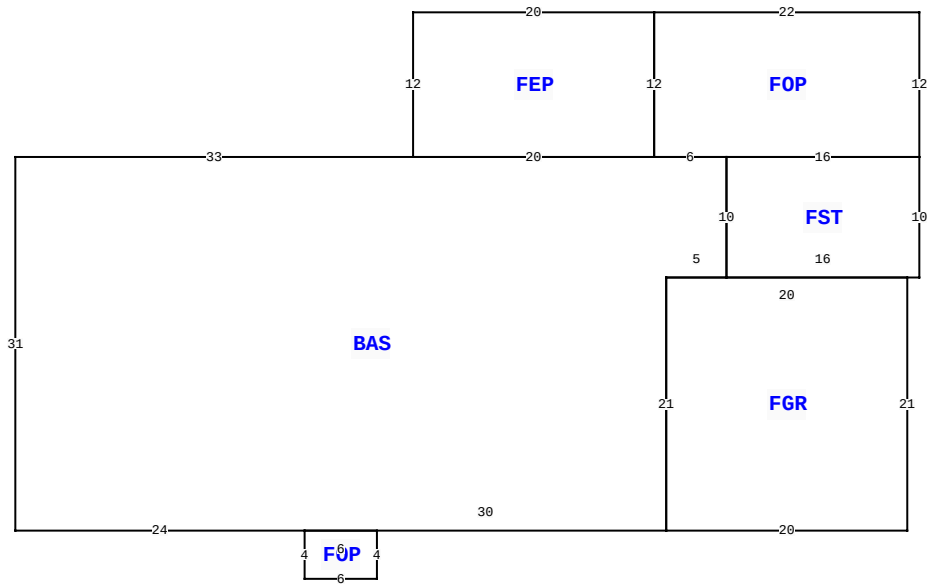
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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 01
NEIGHBORHOOD/LOC	7416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	139,391
FEP	240	80		192	15,524
FGR	420	55		231	18,677
FOP	24	30		7	566
FOP	264	30		79	6,388
FST	160	55		88	7,115
TOTALS	2,832			2,321	187,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	111.0650	124.39	288,709	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1724 HX Base Yr



106 SW MOLLIE TER, 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		187,661
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		82,980
TOTAL MARKET VALUE		203,443
SOH/AGL Deduction		74,520
ASSESSED VALUE		128,923
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		23,201
TOTAL JUST VALUE		275,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052655	Roof Replacement	15,400	03/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2398	1/10/2023	QC	U	I	11	0
GRANTOR: RUSSELL RHONDA B						
GRANTEE: RUSSELL RHONDA B						
1138/923	12/13/2007	LE	U	I	14	100
GRANTOR: BOSTON C.A.						
GRANTEE: BOSTON C.A. (LE)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S31 E24 FOP= S4 E6 N4 W6$ E30 FGR= E20 N21 W20 S21$ N21 E5 FST= E16 N10 W16 S10$ N10 FOP= E16 N12 W22 S12E6$ W6 FEP= N12 W20 S12 E20$ W20$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	30	540.00	UT	2.00	2.00	75	1993	1993	3	75	810	
3	0040	BARN,POLE	0	100	18	36	648.00	UT	2.50	2.50	100	1993	1993	3	100	1,620	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.22	AC		1.00	1.00	1.00	280.00	280.00	2,302							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.22	AC		1.00	1.00	1.00	9,000.00	9,000.00	73,980							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 9.22 Total Land Value: 11,302 Market: 73,980 Agricultural: 2,302 Common: 9,000 PRINTED 11/20/2025 BY SYS