PART OF LOT 4 THE HUNT PLACE S/D
COR OF SAID LOT 4, S 582.47 FT,
257.54 FT, N 11 DEG E 363.42 FT

WAITES CHRISTOPHER M/WAITES MARTIN D
1948 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

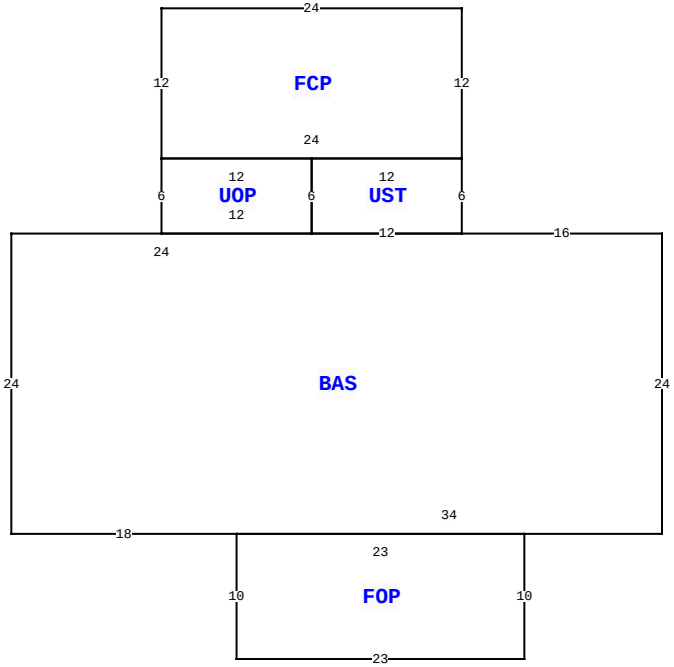
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	19,192
FCP	288	25		72	1,107
FOP	230	35		80	1,230
UOP	72	25		18	277
UST	72	45		32	492
TOTALS	1,910			1,450	22,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,450	85.4250	51.26	74,327	1980	1980	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2024 Heated Area: 1248 HX Base Yr



1948 SW DAIRY ST, 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	22,298
TOTAL MARKET OB/XF VALUE	8,008
TOTAL LAND VALUE - MARKET	23,380
TOTAL MARKET VALUE	53,686
SOH/AGL Deduction	1,162
ASSESSED VALUE	52,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,524
TOTAL JUST VALUE	53,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/351	9/11/2025	WD	U	I	11	100
GRANTOR: WAITES MARTIN D						
GRANTEE: WAITES CHRISTOPHER						
1496/1811	8/03/2023	WD	U	I	11	100
GRANTOR: PEELER DIANNA L						
GRANTEE: WAITES MARTIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UST= N6 FCP= N12 W24 S12 E24$ W12 S6 E12$ W12 UOP= N6 W12 S6 E12$ W24 S24 E18 FOP= S10 E23 N10 W23$ E34 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	0294	SHED WOOD/	0	0	0	0	192.00	UT	7.50	7.50	70	1993	1993	3	70	1,008	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,008

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	1.67	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,380							

REVIEW DATE 08/22/2019 BY BC Total Acres: 1.67 Total Land Value: 23,380 Market: 0 Agricultural: 0 Common: 23,380 PRINTED 11/18/2025 BY SYS