COMM NE COR, S 306.03 FT FOR POB
S 598.64 FT, E 299.90 FT, N 580.

WAYNE LINDSEY B
1118 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

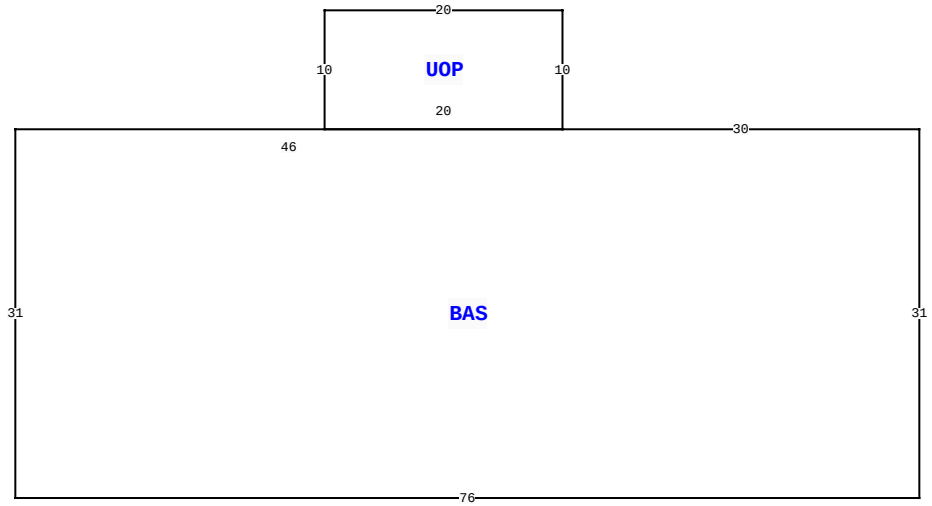
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	203,977
UOP	200	25		50	4,329
TOTALS	2,556			2,406	208,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,406	129.7200	121.94	293,388	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 0% - 2024 Heated Area: 2356 HX Base Yr



1118 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,305
TOTAL MARKET OB/XF VALUE	15,800
TOTAL LAND VALUE - MARKET	40,600
TOTAL MARKET VALUE	264,705
SOH/AGL Deduction	0
ASSESSED VALUE	264,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,705
TOTAL JUST VALUE	264,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29884	M H	375	01/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/45	5/22/2023	WD	Q	I	01	310,000
GRANTOR: ROBINSON JOSHUA C						
GRANTEE: WAYNE LINDSEY B						
1230/1614	2/23/2012	WD	U	I	34	0
GRANTOR: DONALD W & MICHELLE L						
GRANTEE: JOSHUA C & JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N10 W20 S10 E20$ W46 S31 E76 N31$. .

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,900	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 15,800

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	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,600							

REVIEW DATE 07/21/2023 BY ME Total Acres: 4.06 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 11/21/2025 BY SYS