COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT S 175.51 FT, S 81
FT, S 61 DG E 169.08 FT, N 8 DG

WEATHERFORD EUGENE WATSON
PO BOX 2228
LAKE CITY, FL 32056

2026

11-4S-15-00339-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

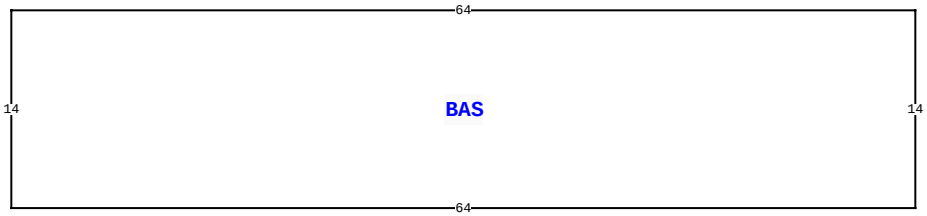
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	21,698
TOTALS	896			896	21,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	100.9000	60.54	54,244	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 896 HX Base Yr 2021



149 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,698
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		13,200
TOTAL MARKET VALUE		42,148
SOH/AGL Deduction		20,543
ASSESSED VALUE		21,605
TOTAL EXEMPTION VALUE	DX HX HB	21,605
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2273	1/03/2020	QC	U	I	11	100
GRANTOR: RING MELISSA						
GRANTEE: WEATHERFORD EUGENE						
1265/0987	9/09/2013	QC	U	I	11	100
GRANTOR: MELISSA RING (SINGLE)						
GRANTEE: EUGENE WATSON WEATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	250	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	0.88	AC		1.00	1.00	1.00	15,000.00	15,000.00	13,200							

REVIEW DATE 04/25/2024 BY JB Total Acres: 0.88 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/07/2025 BY SYS