

BEG SW COR OF NW1/4 OF SE1/4, RU
N 300 FT, W 300 FT, S 300 FT TO

WATSON WILLIAM/WATSON NATASHA
1031 SE MYRTIS ROAD
LAKE CITY, FL 32024

2026

11-5S-17-09209-001



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	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	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	11517.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,680	100
FOP	120	35
UOP	240	25
TOTALS	2,040	1,782
Subarea Market Value		49,568

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,782	115.9000	69.54	123,920	1989	1989	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2020 Heated Area: 1680 HX Base Yr 2020													
UOP BAS FOP													
1031 SE MYRTIS RD, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3

TOTAL OB/XF													
8,700													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.07	AC		1.00	1.00

LAND DESCRIPTION													
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COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 49,568													
TOTAL MARKET OB/XF VALUE 8,700													
TOTAL LAND VALUE - MARKET 28,980													
TOTAL MARKET VALUE 87,248													
SOH/AGL Deduction 36,584													
ASSESSED VALUE 50,664													
TOTAL EXEMPTION VALUE HX HB 25,664													
BASE TAXABLE VALUE 25,000													
TOTAL JUST VALUE 87,248													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 87,248													
XFOB:1:1: CHAD MH													
PERMIT NUM DESCRIPTION AMT ISSUED													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1314/0396 4/27/2016 WD Q I 01 47,000													
GRANTOR: BEVERLY T SANDERS													
GRANTEE: WILLIAM & NATASHA W													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W34 UOP= N10 W24 S10 E24\$ W26 S28 E28 FOP= S8 E15 N8 W15\$ E32 N28\$.													