THE E 15 AC OF NE1/4 OF NW1/4
EX RD R/W & EX .28 AC DESC IN
ORB 1274-603 FOR ADD'L R/W OF

DAWSON LOIS E/DAWSON AMY
230 SW DAWSON CT
LAKE CITY, FL 32024

2025

18-4S-16-03057-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

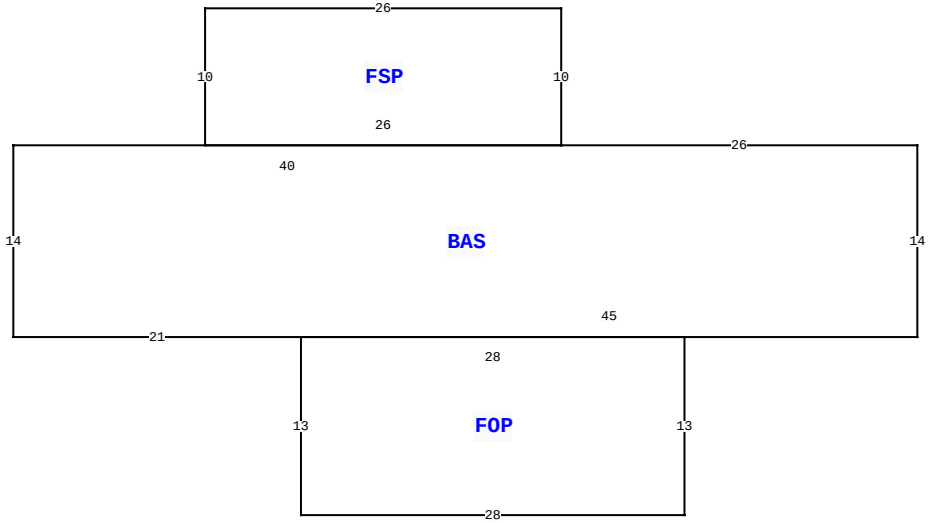
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,911
FOP	364	35		127	2,187
FSP	260	40		104	1,791
TOTALS	1,548			1,155	19,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,155	86.3200	49.20	56,826	1990	1990	0	0	0	65.00	35.00

1 MOBILE HME – 0% - 2008 Heated Area: 924 HX Base Yr 2008



106 SW DAWSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,414
TOTAL MARKET OB/XF VALUE		10,450
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		205,364
SOH/AGL Deduction		83,749
ASSESSED VALUE		121,615
TOTAL EXEMPTION VALUE	HX HB	46,893
BASE TAXABLE VALUE		74,722
TOTAL JUST VALUE		205,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15864	M H	125	08/05/1999
7611	RECONNECT	40	09/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/2433	9/12/2007	WD	Q	I	01	100
GRANTOR: LOIS E DAWSON & AMY D						
GRANTEE: LOIS E DAWSON & AMY						
1131/2432	9/12/2007	WD	Q	I	01	100
GRANTOR: GAIL DAWSON						
GRANTEE: LOIS E DAWSON & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W26 S10 E26$ W40 S14 E21 FOP= S13 E28N13 W28$ E45 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	2014	2014	3	100	50	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,450

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	7,000.00	7,000.00	7,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000							
3	0200	C	MBL HM	100		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	66,500							

REVIEW DATE 12/17/2024 BY JB Total Acres: 14.50 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 05/02/2025 BY SYS

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EX RD R/W & EX .28 AC DESC IN
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LAKE CITY, FL 32024

2025

18-4S-16-03057-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

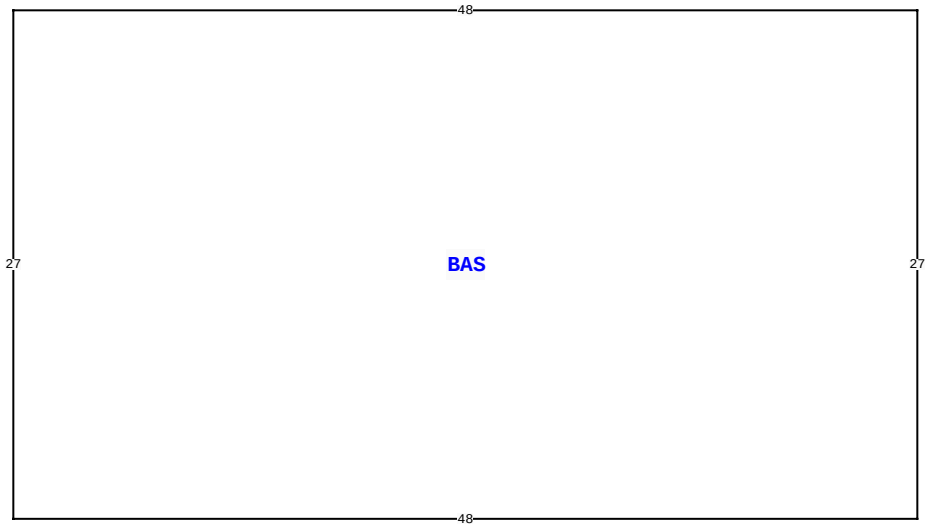
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	73,525
TOTALS	1,296			1,296	73,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	115.9000	103.15	133,682	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2008 Heated Area: 1296 HX Base Yr 2008



106 SW DAWSON CT, LAKE CITY

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XF DATE		LAND DATE	04/08/2025 MLU
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TOTAL JUST VALUE		205,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: LOIS E DAWSON & AMY D						
GRANTEE: LOIS E DAWSON & AMY						
1131/2432	9/12/2007	WD	Q	I	01	100
GRANTOR: GAIL DAWSON						
GRANTEE: LOIS E DAWSON & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/17/2024 BY JB Total Acres: 14.50 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 05/02/2025 BY SYS