NW1/4 OF SE1/4, EX RD R/W & EX 2
ORB 846-690 & EX 2.51 AC DESC IN

WATERS BRITTNEY MICHELLE
672 SE RACETRACK LN
LAKE CITY, FL 32025

2026

21-4S-17-08638-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

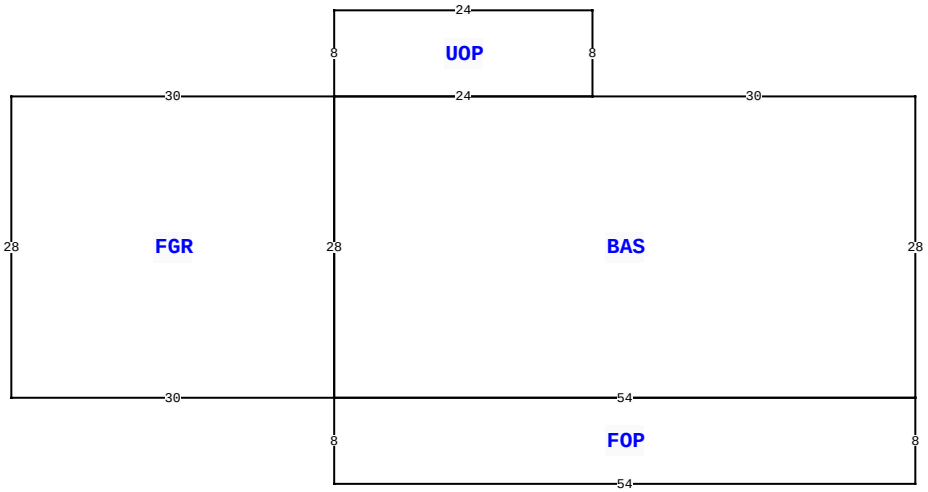
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	122,791
FGR	840	55		462	37,519
FOP	432	30		130	10,557
UOP	192	20		38	3,086
TOTALS	2,976			2,142	173,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	111.5500	124.94	267,621	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1512 HX Base Yr 2023



672 SE RACETRACK LN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		173,954
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		90,320
TOTAL MARKET VALUE		185,545
SOH/AGL Deduction		10,932
ASSESSED VALUE		174,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,891
TOTAL JUST VALUE		264,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2004	5/02/2023	QC	U	I	11	100
GRANTOR: ROGERS SHIRLEY WATERS						
GRANTEE: WATERS BRITTNEY MIC						
1486/2617	3/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WATER						
GRANTEE: WATERS BRITTNEY MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W24 S8 E24$ W24 FGR= W30 S28 E30 N28$ S28
FOP= S8 E54 N8 W54 $ E54 N28$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.29	AC		1.00	1.00	1.00	281.00	281.00	2,891							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.29	AC		1.00	1.00	1.00	8,000.00	8,000.00	82,320							

REVIEW DATE 06/22/2017 BY DF Total Acres: 11.29 Total Land Value: 10,891 Market: 82,320 Agricultural: 2,891 Common: 8,000 PRINTED 10/07/2025 BY SYS