COMM NE COR OF SE1/4, RUN S 289.
CONT S 166.47 FT, W 530.64 FT, N
E 346 FT, S 48 DEG E 153.61 FT,

GRANT KATHRYN/HEDRICK SCOTT
522 SW DAISY RD
LAKE CITY, FL 32024

2026

23-5S-15-00467-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

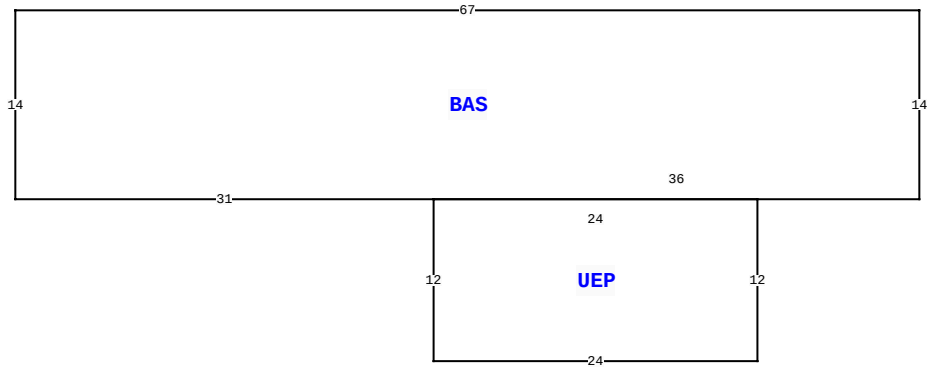
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	16,940
UEP	288	70		202	3,648
TOTALS	1,226			1,140	20,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	75.2490	45.15	51,471	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 25% - 2023 Heated Area: 938 HX Base Yr 1996



522 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,588
TOTAL MARKET OB/XF VALUE		11,752
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		83,340
SOH/AGL Deduction		1,700
ASSESSED VALUE		81,640
TOTAL EXEMPTION VALUE	HA HAB	19,135
BASE TAXABLE VALUE		62,505
TOTAL JUST VALUE		83,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28852	MAINT/ALTR	30	09/13/2010
25886	M H	364	06/05/2007
8723	M H	125	08/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/853	5/20/2022	QC	U	I	11	100

GRANTOR: HOBBS KATHRYN LYNN AK
GRANTEE: GRANT KATHRYN

0793/1379	7/22/1994	WD	Q	V		12,500

GRANTOR: WALTER B & MARTHA LEE
GRANTEE: KATHRYN LYNN HOBBS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S14 E31 UEP= S12 E24 N12 W24$ E36 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	0294	SHED WOOD/	0	25	18	16	288.00	UT	4.00	4.00	100	1993	1993	3	100	1,152	
2	0040	BARN,POLE	0	25	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	25	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	25	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	9947	Septic	0	25	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	25	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,752

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	0102	C	SFR/MH	25		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,000							

REVIEW DATE 07/21/2016 BY DF Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/18/2025 BY SYS