COMM SE COR OF E1/2 OF SW1/4, RU
INTERS WITH W'LY R/W OF I-75, RU
990.31 FT FOR POB, RUN S 87 DEG

POWELL AMANDA KAY
183 SE WATERLEAF DR
LAKE CITY, FL 32024

2026

24-6S-17-09769-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

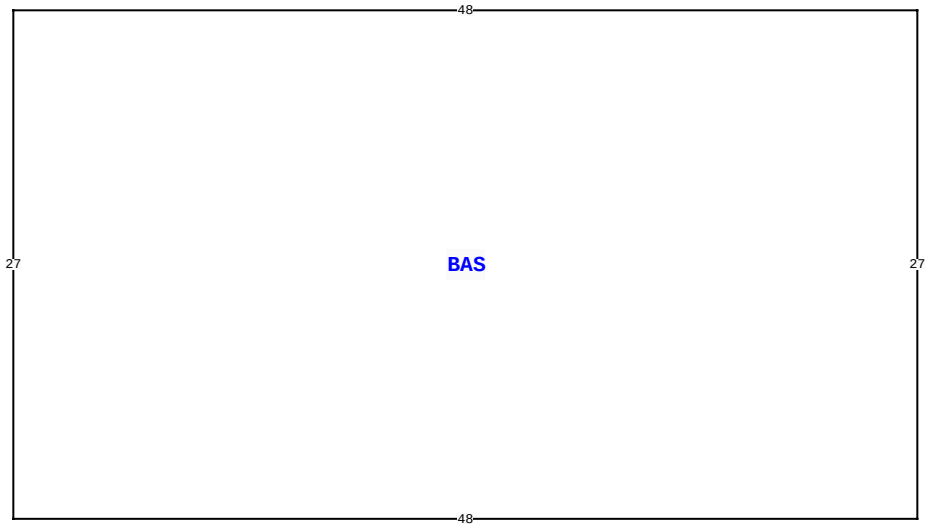
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,248
TOTALS	1,296			1,296	76,248

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	113.8000	106.97	138,633	2003	2003	0	0	0	45.00	55.00

3 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017



183 SE WATERLEAF DR, 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		76,248
TOTAL MARKET OB/XF VALUE		25,828
TOTAL LAND VALUE - MARKET		135,620
TOTAL MARKET VALUE		143,628
SOH/AGL Deduction		62,551
ASSESSED VALUE		81,077
TOTAL EXEMPTION VALUE	HX HB	48,238
BASE TAXABLE VALUE		32,839
TOTAL JUST VALUE		237,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050586	Communications To	20,000	06/04/2025
000043795	Communications To	29,000	02/28/2022
000042364	Communications To	15,000	07/20/2021
37713	REMODEL	0	06/05/2020
24069	M H	225	01/23/2006
20795	M H	125	06/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2161	5/04/2023	QC	U	I	11	100
GRANTOR: GILLEO WAYNE						
GRANTEE: GILLEO AMANDA POWEL						
1296/1839	6/16/2015	WD	Q	I	01	160,000
GRANTOR: BESSIE G THRASHER						
GRANTEE: WAYNE & AMANDA GILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0327	STABLES-SM	0	100	32	34	1,088.00	UT	8.00	8.00	75	2016	2016	3	75	6,528	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 25,828

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	3.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,620							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
4	9105	C	TOWER SITE	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000							

REVIEW DATE 07/06/2023 BY mark Total Acres: 18.18 Total Land Value: 41,552 Market: 98,000 Agricultural: 3,932 Common: 37,620 PRINTED 11/04/2025 BY SYS