COMM SE COR OF E1/2 OF SW1/4, RU
FOR POB, RUN W 1098.91 FT, NW 39
FT, W 50.04 FT, N 302.35 FT, E 1

MASON LARRY W AND MARGO L FAMILY TRUST DATED APRIL
511 SE WATERLEAF DR
LAKE CITY, FL 32024

**2026**

**24-6S-17-09769-006**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Quality | 06 | 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

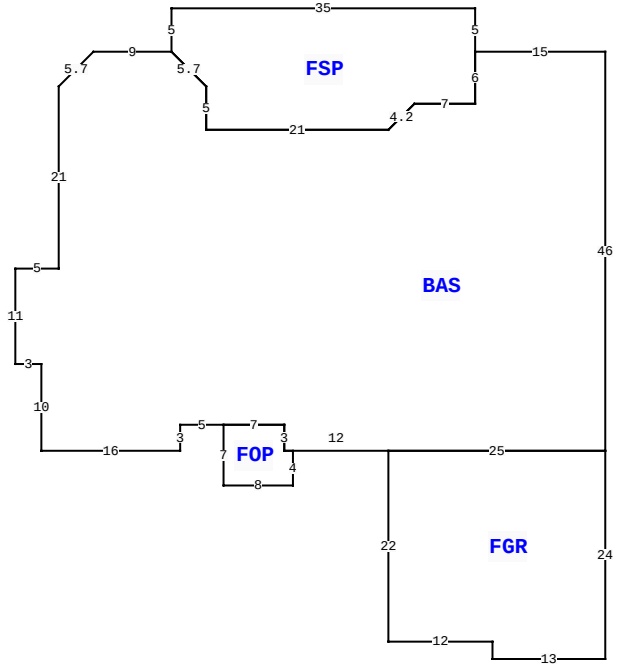
NEIGHBORHOOD/LOC 24617.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,668 | 100 | | 2,668 | 365,571 |
| FGR | 576 | 55 | | 317 | 43,436 |
| FOP | 53 | 30 | | 16 | 2,192 |
| FSP | 437 | 40 | | 175 | 23,979 |
| TOTALS | 3,734 | | | 3,176 | 435,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,176 | 145.6455 | 163.12 | 518,069 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2668 HX Base Yr 2022




511 SE WATERLEAF DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | 11/28/2022 SPF |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 435,178 |
| TOTAL MARKET OB/XF VALUE | | 67,125 |
| TOTAL LAND VALUE - MARKET | | 131,400 |
| TOTAL MARKET VALUE | | 633,703 |
| SOH/AGL Deduction | | 152,262 |
| ASSESSED VALUE | | 481,441 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 425,719 |
| TOTAL JUST VALUE | | 633,703 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 640,698 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042905 | Storage Building | 12,500 | 10/06/2021 |
| 27729 | POOL ENCL | 40 | 04/06/2009 |
| 27623 | POOL | 175 | 02/09/2009 |
| 27338 | SFR | 1,052 | 09/15/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/1014 | 6/06/2023 | QC | U | I | 11 | 372,800 |
| GRANTOR: MASON LARRY WARD | | | | | | |
| GRANTEE: MASON LARRY W AND M | | | | | | |
| 1444/1810 | 8/09/2021 | WD | Q | I | 01 | 685,000 |
| GRANTOR: SINGLETON JUANITA R | | | | | | |
| GRANTEE: MASON LARRY WARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FSP= N5 W35 S5 D4 R4 S5 E21 R3 U3 E7 N6$ S6 W7 D3 L3 W21 N5 L4 U4 W9 D4 L4 S21 W5 S11 E3 S10 E16 N3 E5 FOP= S7 E8 N4 W1 N3 W7$ E7 S3 E12 FGR= S22 E12 S2 E13 N24 W25$ E25 N46$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 100 | 2,000 | |
| 2 | 0327 | STABLES-SM | 0 | 100 | 75 | 48 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 10,000 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 18 | 36 | 648.00 | UT | 70.00 | 70.00 | 100 | 2009 | 2009 | 3 | 61 | 27,670 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 934.00 | UT | 2.50 | 2.50 | 100 | 2017 | 2017 | 3 | 100 | 2,335 | |
| 5 | 0282 | POOL ENCL | 0 | 100 | 26 | 45 | 1,170.00 | UT | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 40 | 7,020 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 7 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 18,000.00 | 18,000.00 | 100 | 2022 | 2021 | | 100 | 18,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 67,125

| 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 | 14.60 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 131,400 | | | | | | | |

REVIEW DATE 11/18/2021 BY JB Total Acres: 14.60 Total Land Value: 131,400 Market: 0 Agricultural: 0 Common: 131,400 PRINTED 11/05/2025 BY SYS