BEG INTERS OF E R/W US-441 & THE
OF S 509.5 FT OF S1/2 OF NW1/4,
FT, N 206.56 FT TO A PT ON C/L O

WATERS JAMES W III/WATERS CARLA LEE
243 SE DOE GLN
LAKE CITY, FL 32025-2792

2025

34-4S-17-08980-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

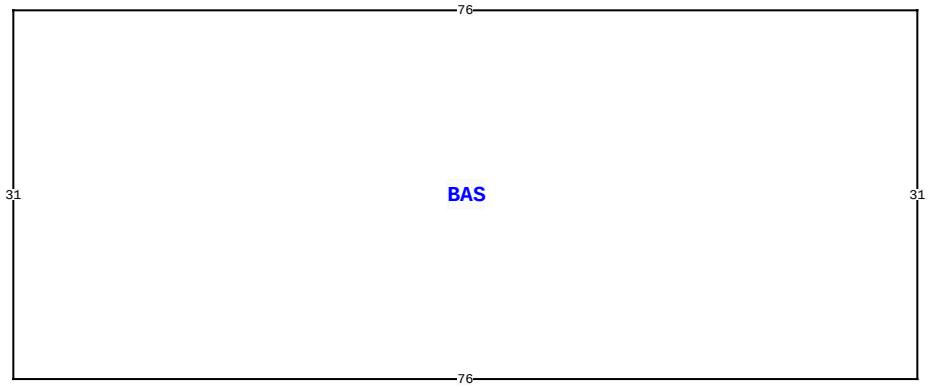
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	131,355
TOTALS	2,356			2,356	131,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	101.37	238,828	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2017 Heated Area: 2356 HX Base Yr 2017



243 SE DOE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,355
TOTAL MARKET OB/XF VALUE		44,720
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		221,975
SOH/AGL Deduction		89,126
ASSESSED VALUE		132,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,127
TOTAL JUST VALUE		221,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043911	Storage Building	20,000	03/14/2022
32609	M H	657	01/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0873	3/02/2015	WD	U	V	37	85,000
GRANTOR: OLIVIA MORRELL RADFOR						
GRANTEE: JAMES W III & CARLA						
1279/1592	8/13/2014	WD	U	V	11	100
GRANTOR: OLISA PROPERTIES LLC						
GRANTEE: OLIVIA MORRELL RADF						

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	21,420.00	21,420.00	100	2023	2022		100	21,420	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 44,720

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			200.00	800.00	4.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,900							

REVIEW DATE 03/22/2023 BY JB Total Acres: 4.59 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 05/12/2025 BY SYS