COMM NE COR OF SW1/4 OF NW1/4,
RUN S 1291.48 FT, W 247.10 FT,
CONT W 247.10 FT, N 60 FT TO N

RADFORD OLIVIA MORRELL/RADFORD LEE DILLON
551 SW COTTAGE GLN
LAKE CITY, FL 32024

2027

02-4S-16-02716-005

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 06

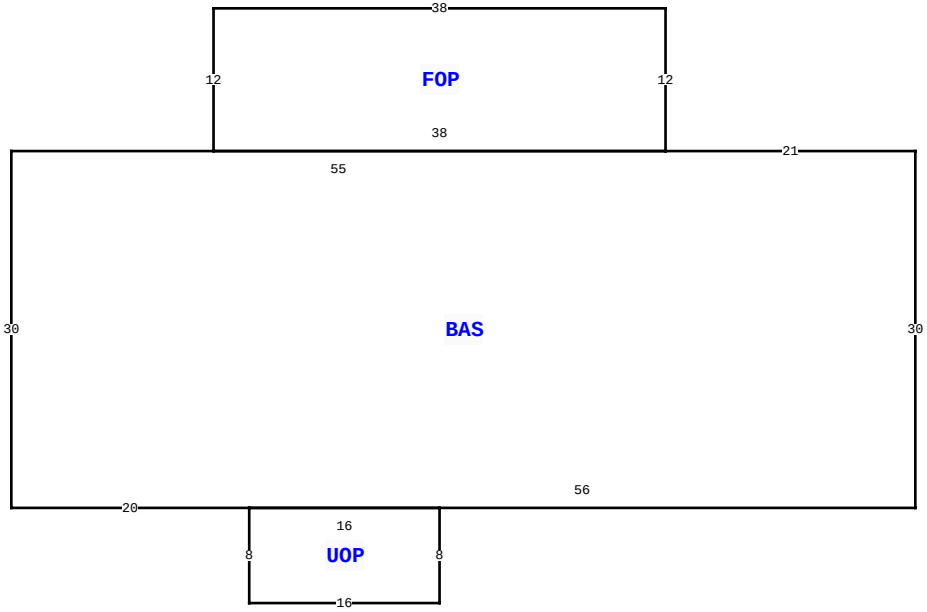
NEIGHBORHOOD/LOC 2416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	62,107
FOP	456	35		160	4,358
UOP	128	25		32	872
TOTALS	2,864			2,472	67,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,472	113.5000	68.10	168,343	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 2280 HX Base Yr 2017



551 SW COTTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,337
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	19,965
TOTAL MARKET VALUE	88,702
SOH/AGL Deduction	11,524
ASSESSED VALUE	77,178
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	25,767
TOTAL JUST VALUE	88,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/2703	7/20/2016	WD	U	V	11	100

GRANTOR: DAVID WAYNE MORRELL

GRANTEE: OLIVIA MORRELL RADF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N12 W38 S12 E38$ W55 S30 E20 UOP= S8 E16 N8 W16$ E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		00	0.00	0.00	1.21	AC		1.00	1.00	1.00	16,500.00	16,500.00	19,965							

REVIEW DATE 08/25/2023 BY JB Total Acres: 1.21 Total Land Value: 19,965 Market: 0 Agricultural: 0 Common: 19,965 PRINTED 11/17/2026 BY SYS