LOT 34 SUZANNE S/D UNIT 2.
ORB 679-524-525,

GOTTUSO JOSEPH L/GOTTUSO RUTH A
173 SE SCARLETT WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

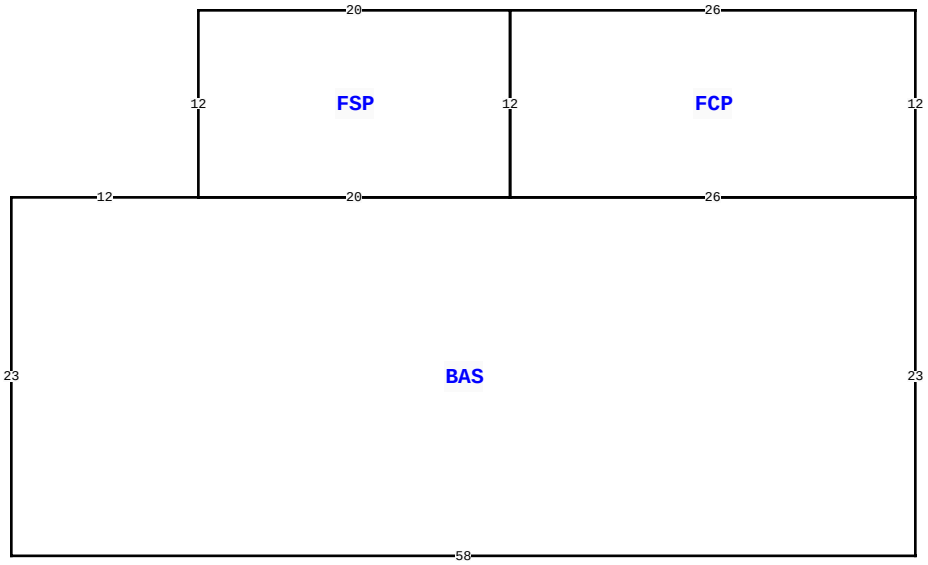
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100		1,334	32,464
FCP	312	25		78	1,898
FSP	240	40		96	2,336
TOTALS	1,886			1,508	36,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,508	101.4000	60.84	91,747	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1334 HX Base Yr



173 SE SCARLETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,699
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		59,699
SOH/AGL Deduction		31,182
ASSESSED VALUE		28,517
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,517
TOTAL JUST VALUE		59,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,699

BLDG:1:1: BELMONT MH

XFOB:1:1: BELMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0679/0525	3/21/1989	WD	Q	I		18,600
GRANTOR: COLLINS DELBERT						
GRANTEE: GOTTUSO JOSEPH						
0571/0236	8/01/1985	AG	Q	I	01	27,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S23 E58 N23 FCP= N12 W26 S12 E26$ W26 FSP= N12W20 S12 E20$ W20$.

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	0210	GARAGE U	0	100	16	27	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/27/2026 BY SYS