LOT 35 SUZANNE S/D UNIT 2.

ORB 914-2244, WD 1082-465, WD 10

PIDGEON RANDALL/PIDGEON NINA
193 SE SCARLETT WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-069

BUILDING CHARACTERISTICS

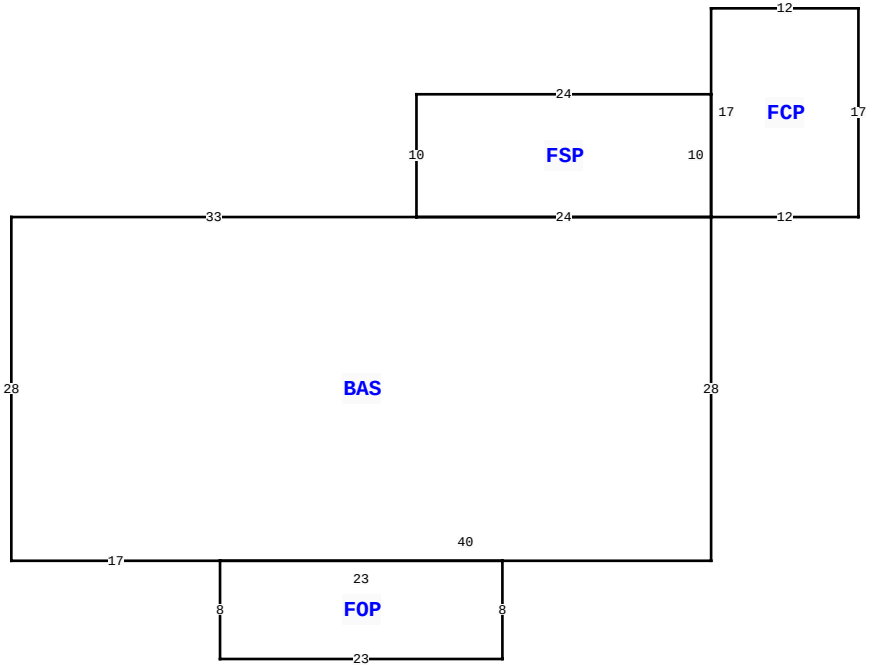
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	1,596	100		1,596	43,284
FCP	204	25		51	1,383
FOP	184	35		64	1,736
FSP	240	40		96	2,604
TOTALS	2,224			1,807	49,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,807	113.0000	67.80	122,515	1983	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1596 HX Base Yr 2023



193 SE SCARLETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	30	1993	1993	3	30	450	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		49,006
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		76,356
SOH/AGL Deduction		12,043
ASSESSED VALUE		64,313
TOTAL EXEMPTION VALUE	HX HB	39,313
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		76,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1714	6/27/2013	WD	U	I	12	32,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: RANDALL & NINA PIDG						
1247/2660	1/08/2013	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S28 E17 FOP= S8 E23N8 W23$ E40 N28 FCP= E12 N17 W12 S17$ FSP= N10 W24 S10 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	22,500.00	22,500.00	22,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/11/2026 BY SYS