LOT 39 SUZANNE S/D UNIT 2.
ORB 502-134, PRD 848-2155, WD 85

CHANDLER RAYMOND/JUNIOR L & SHIRLEY CHANDLER
269 SE SCARLETT WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-073

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

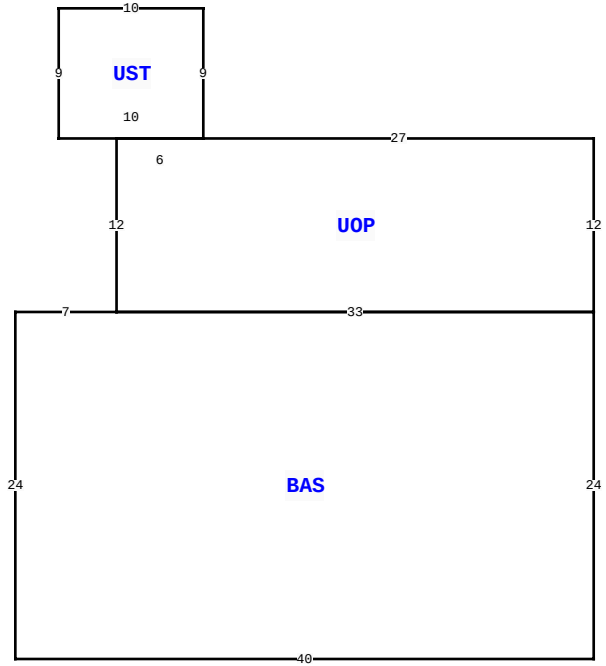
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	960	100		960	17,814
UOP	396	25		99	1,837
UST	90	45		40	742
TOTALS	1,446			1,099	20,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,099	77.3100	46.39	50,983	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 960 HX Base Yr 1999



269 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		20,393
TOTAL MARKET OB/XF VALUE		3,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		42,443
SOH/AGL Deduction		19,648
ASSESSED VALUE		22,795
TOTAL EXEMPTION VALUE	HX HB	22,795
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,443

XFOB:1:1: HACI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0871/1639	11/18/1998	WD	Q	I	01	100
GRANTOR: CHANDLER						
GRANTEE: CHANDLER & CHANDLER						
0848/2155	11/05/1997	PR	Q	I	01	0
GRANTOR: ESTATE OF DONALD CRIT						
GRANTEE: TIMOTHY CRITES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S24 E40 N24 UOP= N12W27 UST= N9 W10 S9 E10$ W6 S12 E33$ W33$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	50	1993	1993	3	50	350	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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