LOTS 2, 3 & 4 SUZANNE S/D UNIT 3
527-453, 614-255, 879-683, 1150-

WATERS MITCHELL/WATERS DOREEN
256 SE FAY LN
LAKE CITY, FL 32025

2027

03-4S-17-07570-077

BUILDING CHARACTERISTICS

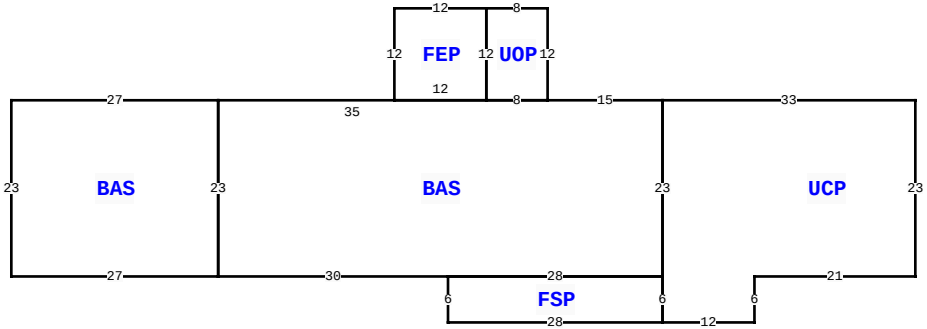
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	621	100		621	8,764
BAS	1,334	100		1,334	18,825
FEP	144	85		122	1,722
FSP	168	40		67	946
UCP	831	20		166	2,343
UOP	96	25		24	339
TOTALS	3,194			2,334	32,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,334	78.4080	47.04	109,791	1974	1974	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2014 Heated Area: 1955 HX Base Yr 2014



256 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	0294	SHED WOOD/	0	100	24	24	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
2	0040	BARN,POLE	0	100	14	24	1.00	UT	700.00	700.00	50	0	0	3	50	350	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	700.00	700.00	50	2017	2017	3	50	350	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	500.00	500.00	50	0	0	3	50	250	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0040	BARN,POLE	0	100	11	16	1.00	UT	250.00	250.00	50	0	0	3	50	125	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
9	9910	RV SITE/RE	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,053
TOTAL MARKET OB/XF VALUE	13,025
TOTAL LAND VALUE - MARKET	51,800
TOTAL MARKET VALUE	116,878
SOH/AGL Deduction	18,417
ASSESSED VALUE	98,461
TOTAL EXEMPTION VALUE	HX HB SX 28,408
BASE TAXABLE VALUE	70,053
TOTAL JUST VALUE	116,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,878

XFOB:2:1: FAIR MH

XFOB:1:1: DELWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2455	4/14/2022	QC	U	V	11	10,000
GRANTOR: BISHOP GEORGE A						
GRANTEE: WATERS MITCHELL						
1200/2072	8/25/2010	QC	U	I	11	100
GRANTOR: JOHN H MASON						
GRANTEE: MITCHELL & DOREEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N12 W8 S12 E8$W8 FEP= N12 W12 S12 E12$ W35 BAS= W27 S23 E27 N23$ S23 E30FSP= S6 E28 N6 W28$ E28 UCP= S6 E12 N6 E21 N23 W33 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 13,025

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	0.90	18,500.00	16,650.00	16,650							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
3	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 03/02/2017 BY DF Total Acres: 1.45 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 11/17/2026 BY SYS

LOTS 2, 3 & 4 SUZANNE S/D UNIT 3
527-453, 614-255, 879-683, 1150-

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BUILDING CHARACTERISTICS

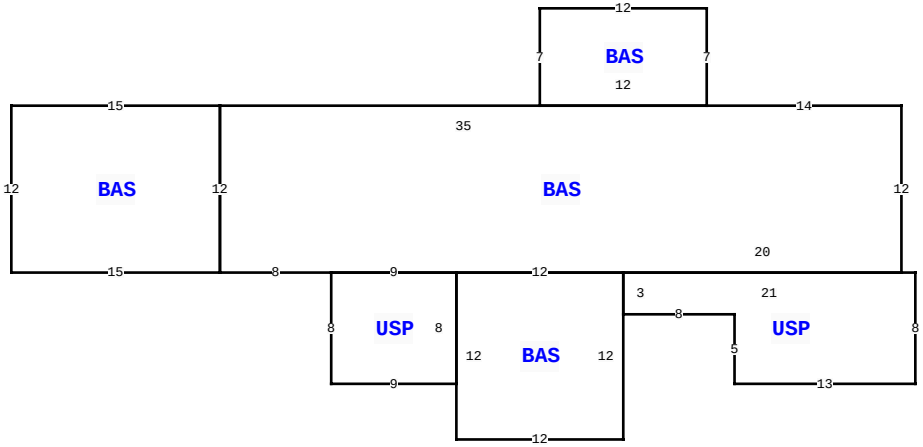
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
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	84	100		84	1,506
BAS	144	100		144	2,582
BAS	180	100		180	3,228
BAS	588	100		588	10,544
USP	72	35		25	448
USP	128	35		45	807
TOTALS	1,196			1,066	19,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,066	74.7150	44.83	47,789	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2014 Heated Area: 996 HX Base Yr 2014



256 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/02/2017 BY DF Total Acres: 1.45 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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INCOME VALUE	
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1200/2072	8/25/2010	QC	U	I	11	100
GRANTOR: JOHN H MASON						
GRANTEE: MITCHELL & DOREEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N7 W12 S7 E12$W35 BAS= W15 S12 E15 N12$ S12E8 USP= S8 E9 N8 W9 $ E9 BAS= S12 E12 N12 W12$ E12 USP= S3 E8 S5 E13 N8 W21$ E20N12$.