

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

2026

03-4S-17-07570-077
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	90	
Exterior Wall	08	WD OR PLY	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	90	
Interior Floor	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	
Architectural Units	01	CONV	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 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
1	MOBILE HME	0%	- 2014	47.04	109,791	1974	1974	0	0	10	60.00	30.00
Heated Area: 1955 HX Base Yr 2014												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			25,612
ASSESSED VALUE			91,266
TOTAL EXEMPTION VALUE	HX HB SX		27,581
BASE TAXABLE VALUE			63,685
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						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF												
13,025												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	04/21/2023									
INC DATE		AG DATE	MLU									

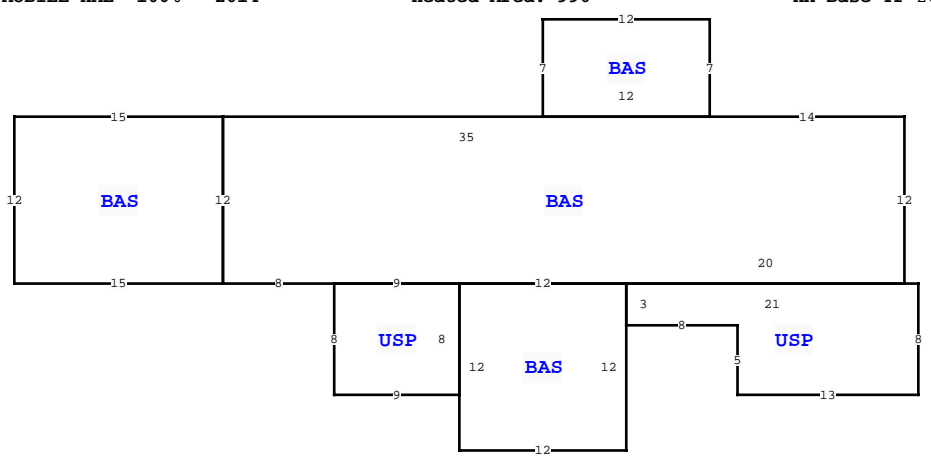
BUILDING NOTES												

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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Architctual	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	60.00	40.00
2 MOBILE HME 100% - 2014 Heated Area: 996 HX Base Yr 2014											



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EXTRA FEATURES																
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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\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV