

BEG NW COR OF SE1/4, E 370.54 FT
TO N R/W OF CNTY GRADED RD, S 61
TO PT ON W LINE OF SE1/4, N 1829

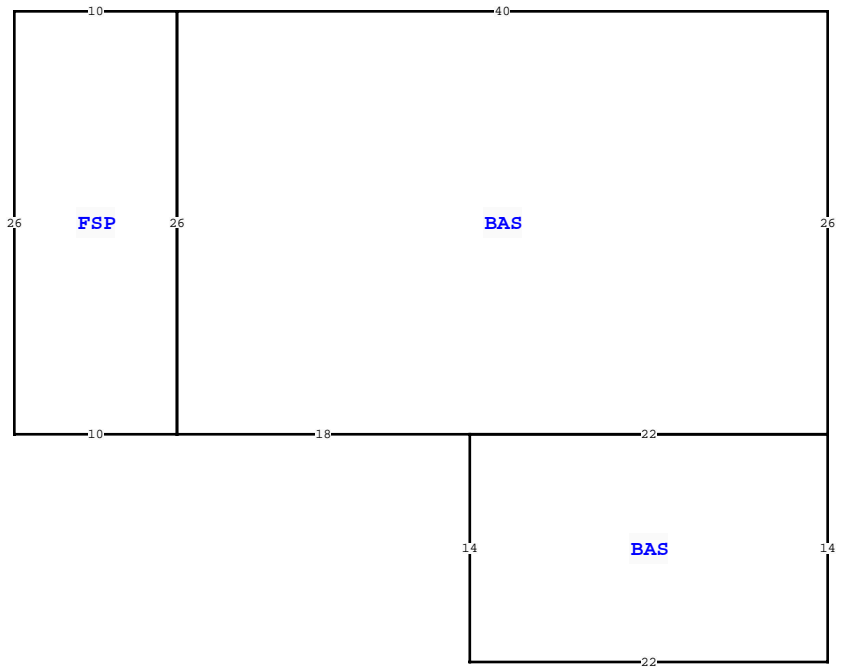
WAITES LAURA LYNN/WAITES DOROTHY JEAN HOLCOMB
2365 SW HOWELL ST
LAKE CITY, FL 32024

2026

05-6S-17-09611-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
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		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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	308	100	
BAS	1,040	100	
FSP	260	40	
TOTALS	1,608		1,452 85,506

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,452	113.9000	107.07	155,466	2005	2005	0	0	45.00	55.00		
1 MANUF 1 50% - 2023 Heated Area: 1348 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			162,067	
TOTAL MARKET OB/XF VALUE			24,442	
TOTAL LAND VALUE - MARKET			128,880	
TOTAL MARKET VALUE			201,436	
SOH/AGL Deduction			12,419	
ASSESSED VALUE			189,017	
TOTAL EXEMPTION VALUE			HA HAB WX 32,982	
BASE TAXABLE VALUE			156,035	
TOTAL JUST VALUE			315,389	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			318,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047877	Electrical Servic	0	08/11/2023
29200	M H	560	02/21/2011
23217	M H	304	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1173	1/14/2025	LE U		I	14	100
GRANTOR: WAITES DOROTHY JEAN H						
GRANTEE: WAITES LAURA LYNN (
1504/56	12/07/2023	LE U		I	14	100
GRANTOR: WAITES DOROTHY JEAN H						
GRANTEE: HALSE KAREN ANDERSON						

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	0040	BARN, POLE	0	50	60	40	UT	3.00	3.00	100	1993	1993	3	100	7,200	
2	0261	PRCH, UOP	0	50	10	18	UT	7.00	7.00	100	2013	2013	3	100	1,260	
3	9945	Well/Sept	0	50	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	50	26	38	UT	1.50	1.50	100	2013	2013	3	100	1,482	
5	0264	PRCH, FSP	0	50	10	34	UT	20.00	20.00	100	2013	2013	3	100	6,800	
6	0070	CARPORT UF	0	50	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0296	SHED METAL	0	50	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF														24,442	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						05/07/2026	MLU								

BUILDING NOTES						
BAS= W40 FSP= W10 S26 E10 N26\$ S26 E18 BAS= S14 E22 N14 W22\$ E22 N26\$.						

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
1	0200	C	MBL HM	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.32	AC		1.00	1.00	1.00	445.00	445.00	5,927							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,880							

