SW1/4 EX 2 ACRES IN SW COR & EX & EX 2 AC DESC ORB 786-666 & EX OF SW1/4, RUN E 1410.04 FT, S 18

WAITES MARIN DAVID/WAITES LISA JEAN
9953 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

07-5S-16-03487-015

BUILDING CHARACTERISTICS

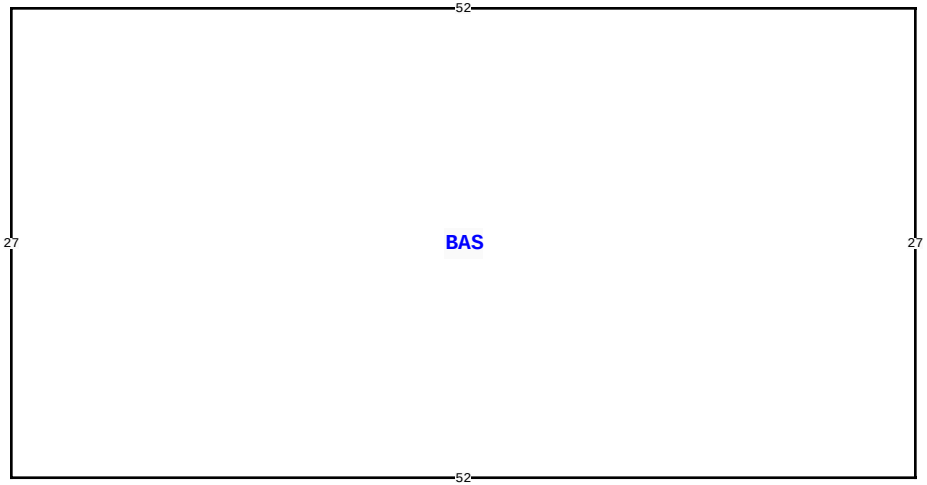
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	34,847
TOTALS	1,404			1,404	34,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	103.4100	62.05	87,118	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1404 HX Base Yr



10015 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	0	30	30	1.00	UT	1,080.00	1,080.00	50	0	0	3	50	540	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,847
TOTAL MARKET OB/XF VALUE	9,640
TOTAL LAND VALUE - MARKET	57,900
TOTAL MARKET VALUE	102,387
SOH/AGL Deduction	0
ASSESSED VALUE	102,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,387
TOTAL JUST VALUE	102,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/193	1/27/2026	QC	U	I	11	100
GRANTOR: WAITES LISA BOZZUTO						
GRANTEE: WAITES MARIN DAVID						
1560/190	11/17/2025	QC	U	I	11	100
GRANTOR: WHIPPLE DIANE BOZZUTO						
GRANTEE: WAITES LISA BOZZUTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,640

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0					4.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	44,900							
3	9910	M	MKT.VAL.AG	0					4.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	44,900							

REVIEW DATE 08/21/2019 BY BC Total Acres: 5.49 Total Land Value: 57,900 Market: 44,900 Agricultural: 44,900 Common: 13,000 PRINTED 11/17/2026 BY SYS