

PART OF LOT 4 THE HUNT PLACE S/D  
 COR OF SAID LOT 4, S 582.47 FT,  
 257.54 FT, N 11 DEG E 363.42 FT

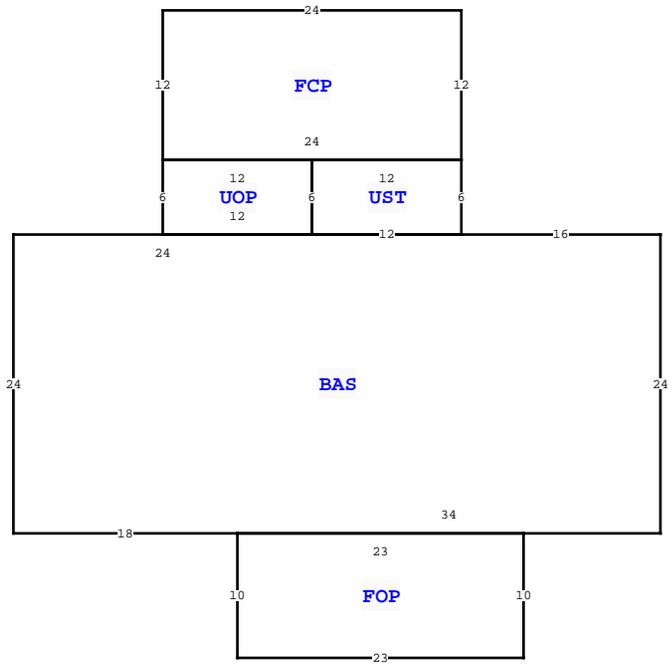
WAITES CHRISTOPHER M/WAITES MARTIN D  
 1948 SW DAIRY ST  
 LAKE CITY, FL 32024

**2026**

08-5S-16-03490-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0800	02	1,450	85.4250	53.82	78,039	1980	1980	0	0	10	60.00	30.00	
1 MOBILE HME 100% - 2026 Heated Area: 1248 HX Base Yr 2026													



Quality	01 01				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	8516.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	20,150
FCP	288	25		72	1,163
FOP	230	35		80	1,292
UOP	72	25		18	291
UST	72	45		32	517
TOTALS	1,910			1,450	23,412

1948 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0	0	192.00	UT	7.50	7.50	70	1993	1993	3	70	1,008	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				23,412	
TOTAL MARKET OB/XF VALUE				8,008	
TOTAL LAND VALUE - MARKET				26,720	
TOTAL MARKET VALUE				58,140	
SOH/AGL Deduction				0	
ASSESSED VALUE				58,140	
TOTAL EXEMPTION VALUE				HX HB 33,140	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				58,140	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				53,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/351	9/11/2025	WD U	U	I	11	100
GRANTOR: WAITES MARTIN D						
GRANTEE: WAITES CHRISTOPHER						
1496/1811	8/03/2023	WD U	U	I	11	100
GRANTOR: PEELER DIANNA L						
GRANTEE: WAITES MARTIN D						

BUILDING NOTES													

**BUILDING DIMENSIONS**  
 BAS= W16 UST= N6 FCP= N12 W24 S12 E24\$ W12 S6 E12\$ W12 UOP= N6 W12 S6 E12\$ W24 S24 E18 FOP= S10 E23 N10 W23\$ E34 N24\$.

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	100		A-1	0.00	0.00	1.67	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,720							