

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

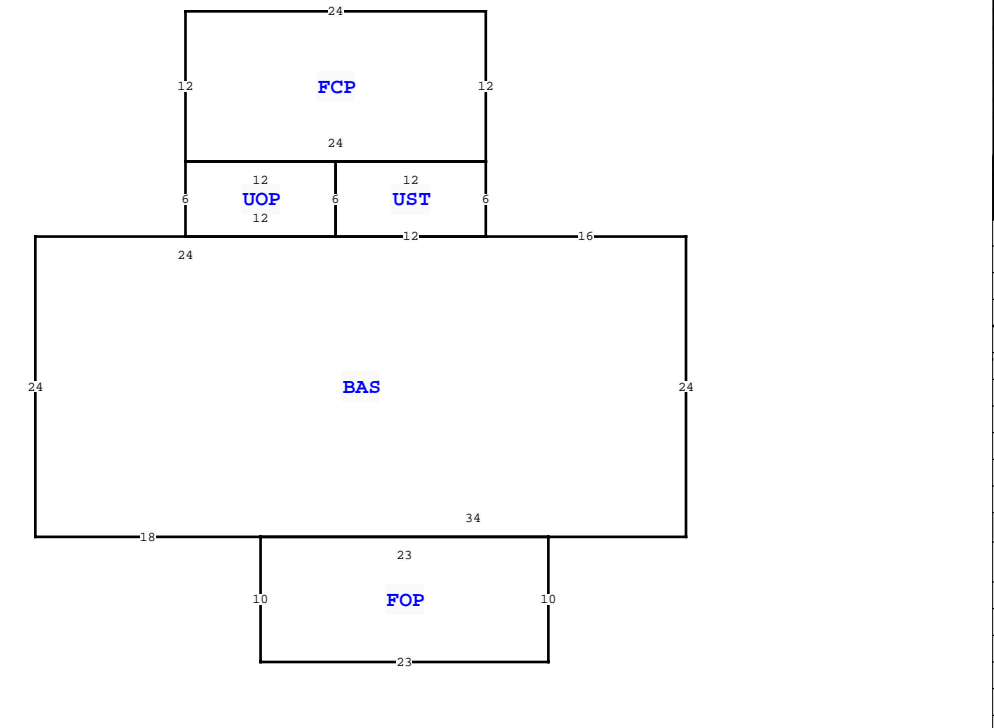
**2026**

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     | 51.26          | 74,327         | 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        | 19,192               |
| FCP              | 288              | 25          |      | 72           | 1,107                |
| FOP              | 230              | 35          |      | 80           | 1,230                |
| UOP              | 72               | 25          |      | 18           | 277                  |
| UST              | 72               | 45          |      | 32           | 492                  |
| TOTALS           | 1,910            |             |      | 1,450        | 22,298               |

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           |       |

TOTAL OB/XF 8,008

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

| COLUMBIA COUNTY PROPERTY  |  |  |  | PAGE 1 of 1  | 3 |
|---------------------------|--|--|--|--------------|---|
| VALUATION SUMMARY         |  |  |  |              |   |
| VALUATION BY              |  |  |  | STANDARD     |   |
| Tax Group: 3              |  |  |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  |  |  | 22,298       |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 8,008        |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 26,720       |   |
| TOTAL MARKET VALUE        |  |  |  | 57,026       |   |
| SOH/AGL Deduction         |  |  |  | 0            |   |
| ASSESSED VALUE            |  |  |  | 57,026       |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB 32,026 |   |
| BASE TAXABLE VALUE        |  |  |  | 25,000       |   |
| TOTAL JUST VALUE          |  |  |  | 57,026       |   |
| 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   | I   | 11     | 100        |
| GRANTOR: WAITES MARTIN D    |           |           |     |     |        |            |
| GRANTEE: WAITES CHRISTOPHER |           |           |     |     |        |            |
| 1496/1811                   | 8/03/2023 | WD        | 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\$. |