COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, RUN E 245.81 FT, S 221.
FT TO W LINE OF SW1/4 OF SE1/4 &

DAWSEY FREDERICK A/DAWSEY DEBBIE L
841 SE ROSSI DR
LAKE CITY, FL 32025

2027

12-4S-17-08332-040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	0200	MOBILE HOME

MAP NUM | MKT AREA 04

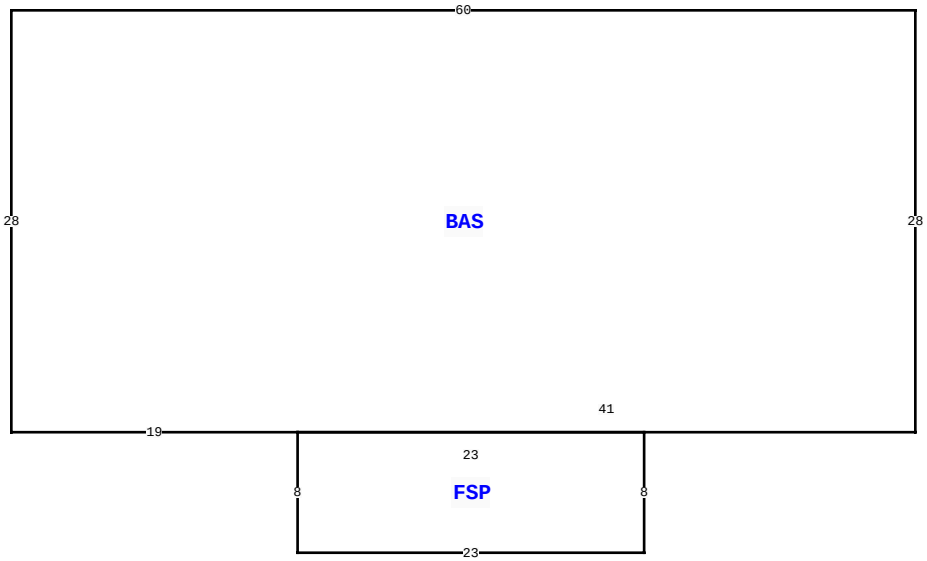
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	45,562
FSP	184	40		74	2,007
TOTALS	1,864			1,754	47,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,754	113.0000	67.80	118,921	1987	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1680 HX Base Yr



197 SE MANGO WAY, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	0	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	47,568
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	13,750
TOTAL MARKET VALUE	69,218
SOH/AGL Deduction	3,864
ASSESSED VALUE	65,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,354
TOTAL JUST VALUE	69,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1273	7/13/2021	WD	Q	I	01	20,000
GRANTOR: BRATCHER LARRY						
GRANTEE: DAWSEY FREDERICK A						
1022/1059	7/30/2004	WD	Q	I		65,700
GRANTOR: PERRYMAN						
GRANTEE: LARRY BRATCHER & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E19 FSP= S8 E23N8 W23$ E41 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,750							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/17/2026 BY SYS