COMM SW COR OF NE1/4, RUN N 343.
R/W OF SR-47 NE ALONG R/W 499.08
CONT NE 31.20 FT, E 770.96 FT, S

DAWSON RUTH B
212 SW VELMA GLN
LAKE CITY, FL 32024

2026

15-5S-16-03622-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

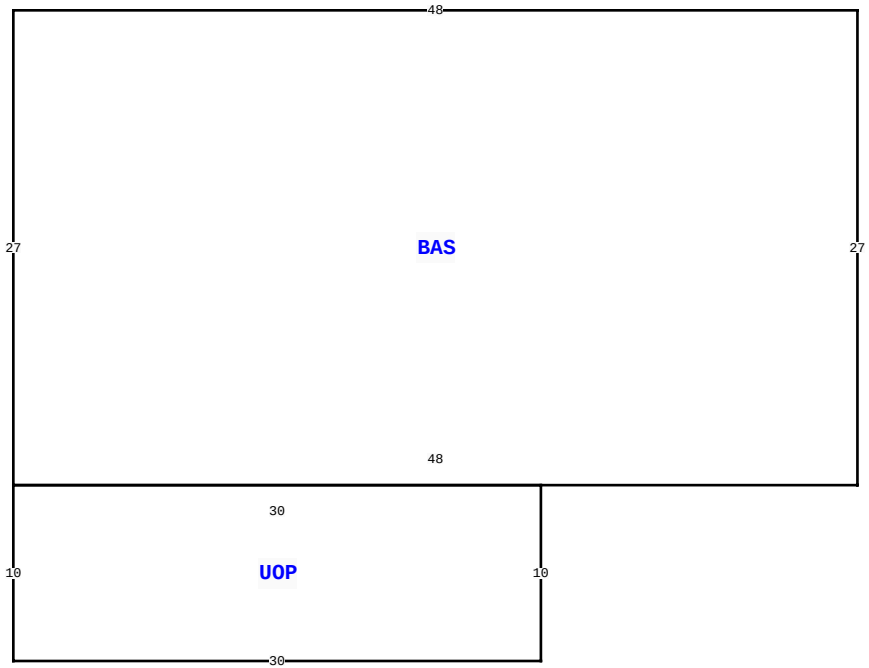
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	102,685
UOP	300	25		75	5,942
TOTALS	1,596			1,371	108,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,371	113.9000	107.07	146,793	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2015 Heated Area: 1296 HX Base Yr 2015



212 SW VELMA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,627
TOTAL MARKET OB/XF VALUE		13,600
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		173,527
SOH/AGL Deduction		81,742
ASSESSED VALUE		91,785
TOTAL EXEMPTION VALUE	HX HB SX	91,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		173,527
NCON VALUE		5,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32079	M H	500	06/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1926	3/11/2025	WD	U	I	11	100
GRANTOR: DAWSON CHESTER DEE						
GRANTEE: DAWSON RUTH B						
1443/1339	7/28/2021	QC	U	I	11	100
GRANTOR: DAWSON CHESTER D						
GRANTEE: DAWSON RUTH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 UOP= S10 E30 N10 W30$ E48 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
5	0290	SAUNA	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	100		A-1	0.00	0.00	5.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,300							

REVIEW DATE 02/18/2026 BY KS Total Acres: 5.13 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 03/26/2026 BY SYS