S1/2 OF SE1/4 OF SE1/4, EX THE W
N 344.26 FT.

FLETCHER PATRICK/FLETCHER DEBRA
1084 SW DAISY RD
LAKE CITY, FL 32024

2027

23-5S-15-00468-003

BUILDING CHARACTERISTICS

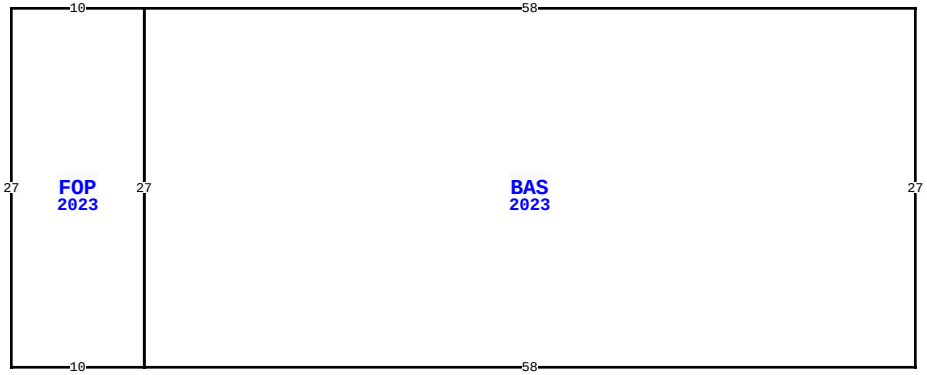
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2023	1,566	172,321
FOP	270	35	2023	94	10,344
TOTALS	1,836			1,660	182,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,660	117.0000	115.83	192,278	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1566 HX Base Yr 2023



1084 SW DAISY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,664
TOTAL MARKET OB/XF VALUE		20,700
TOTAL LAND VALUE - MARKET		62,730
TOTAL MARKET VALUE		216,859
SOH/AGL Deduction		85,528
ASSESSED VALUE		131,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,920
TOTAL JUST VALUE		266,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042648	Mobile Home		08/30/2021
36979	TR/TRAILER	257	07/17/2018
17553	M H	125	10/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1871	4/25/2018	WD	Q	V	01	33,800

GRANTOR: LARRY W & DEBORAH K T

GRANTEE: PATRICK & DEBRA FLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,9] E58 S27 W58 N27 $
FOP=[YR=2023;ORIG=9,9] E10 S27 W10 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	15	40	1.00	UT	12,500.00	12,500.00	100	2023	2022		100	12,500	

LAND DESCRIPTION

TOTAL OB/XF 20,700

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.34	AC		1.00	1.00	1.00	280.00	280.00	1,495							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.34	AC		1.00	1.00	1.00	9,500.00	9,500.00	50,730							

REVIEW DATE 03/09/2026 BY JB Total Acres: 6.34 Total Land Value: 13,495 Market: 50,730 Agricultural: 1,495 Common: 12,000 PRINTED 11/17/2026 BY SYS