COMM SE COR OF E1/2 OF SW1/4, RU
INTERS WITH W'LY R/W OF I-75, RU
990.31 FT FOR POB, RUN S 87 DEG

POWELL AMANDA KAY
183 SE WATERLEAF DR
LAKE CITY, FL 32024

**2027**

**24-6S-17-09769-000**

## BUILDING CHARACTERISTICS

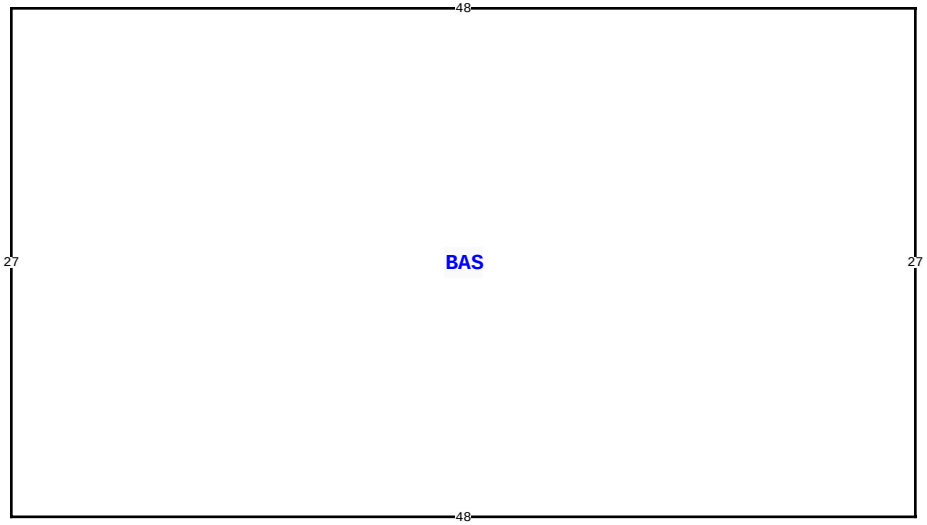
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 75,436 |
| TOTALS | 1,296 | | | 1,296 | 75,436 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 113.8000 | 105.83 | 137,156 | 2003 | 2003 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017




183 SE WATERLEAF DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,000 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| 6 | 0327 | STABLES-SM | 0 | 100 | 32 | 34 | 1,088.00 | UT | 8.00 | 8.00 | 75 | 2016 | 2016 | 3 | 75 | 6,528 | |
| 7 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 8 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 9 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 75,436 |
| TOTAL MARKET OB/XF VALUE | | 25,828 |
| TOTAL LAND VALUE - MARKET | | 156,620 |
| TOTAL MARKET VALUE | | 142,816 |
| SOH/AGL Deduction | | 59,084 |
| ASSESSED VALUE | | 83,732 |
| TOTAL EXEMPTION VALUE | HX HB | 50,109 |
| BASE TAXABLE VALUE | | 33,623 |
| TOTAL JUST VALUE | | 257,884 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055309 | Generator | | 03/24/2026 |
| 000050586 | Communications To | 20,000 | 06/04/2025 |
| 000043795 | Communications To | 29,000 | 02/28/2022 |
| 000042364 | Communications To | 15,000 | 07/20/2021 |
| 37713 | REMODEL | 0 | 06/05/2020 |
| 24069 | M H | 225 | 01/23/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1491/2161 | 5/04/2023 | QC | U | I | 11 | 100 |
| GRANTOR: GILLEO WAYNE | | | | | | |
| GRANTEE: GILLEO AMANDA POWEL | | | | | | |
| 1296/1839 | 6/16/2015 | WD | Q | I | 01 | 160,000 |
| GRANTOR: BESSIE G THRASHER | | | | | | |
| GRANTEE: WAYNE & AMANDA GILL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 25,828

| 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 | 3.18 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 28,620 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 3,372 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 560 | | | | | | | |
| 4 | 9105 | C | TOWER SITE | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 14.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 119,000 | | | | | | | |

REVIEW DATE 07/06/2023 BY mark Total Acres: 18.18 Total Land Value: 41,552 Market: 119,000 Agricultural: 3,932 Common: 37,620 PRINTED 11/16/2026 BY SYS