COMM SE COR OF E1/2 OF SW1/4, RU
FOR POB, RUN W 1098.91 FT, NW 39
FT, W 50.04 FT, N 302.35 FT, E 1

MASON LARRY W AND MARGO L FAMILY TRUST DATED APRIL
511 SE WATERLEAF DR
LAKE CITY, FL 32024

2027

24-6S-17-09769-006

BUILDING CHARACTERISTICS

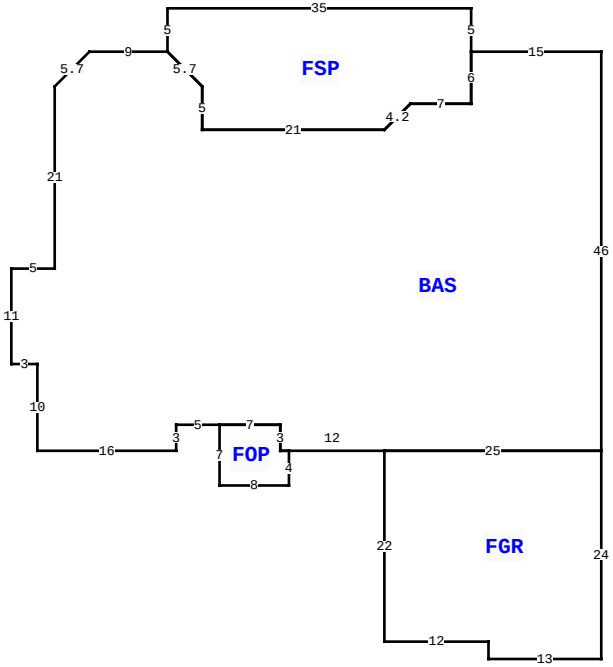
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	2,668	100		2,668	359,050
FGR	576	55		317	42,661
FOP	53	30		16	2,153
FSP	437	40		175	23,551
TOTALS	3,734			3,176	427,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,176	145.6455	160.21	508,827	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2022 Heated Area: 2668 HX Base Yr 2022



511 SE WATERLEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	11/28/2022 SPF

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0327	STABLES-SM	0	100	75	48	1.00	UT	0.00	0.00	100	2009	2009	3	100	10,000	
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2009	2009	3	61	27,670	
4	0060	CARPORT F	0	100	0	0	934.00	UT	2.50	2.50	100	2017	2017	3	100	2,335	
5	0282	POOL ENCL	0	100	26	45	1,170.00	UT	15.00	15.00	100	2009	2009	3	40	7,020	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2022	2021		100	18,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	427,415
TOTAL MARKET OB/XF VALUE	67,125
TOTAL LAND VALUE - MARKET	131,400
TOTAL MARKET VALUE	625,940
SOH/AGL Deduction	131,501
ASSESSED VALUE	494,439
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	438,028
TOTAL JUST VALUE	625,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	633,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042905	Storage Building	12,500	10/06/2021
27729	POOL ENCL	40	04/06/2009
27623	POOL	175	02/09/2009
27338	SFR	1,052	09/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1014	6/06/2023	QC	U	I	11	372,800
GRANTOR: MASON LARRY WARD						
GRANTEE: MASON LARRY W AND M						
1444/1810	8/09/2021	WD	Q	I	01	685,000
GRANTOR: SINGLETON JUANITA R						
GRANTEE: MASON LARRY WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N5 W35 S5 D4 R4 S5 E21 R3 U3 E7 N6$ S6 W7 D3 L3 W21 N5 L4 U4 W9 D4 L4 S21 W5 S11 E3 S10 E16 N3 E5 FOP= S7 E8 N4 W1 N3 W7$ E7 S3 E12 FGR= S22 E12 S2 E13 N24 W25$ E25 N46$.

LAND DESCRIPTION

TOTAL OB/XF 67,125

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	0100	C	SFR	100		A-1	0.00	0.00	14.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	131,400							

REVIEW DATE 11/18/2021 BY JB Total Acres: 14.60 Total Land Value: 131,400 Market: 0 Agricultural: 0 Common: 131,400 PRINTED 11/16/2026 BY SYS