

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

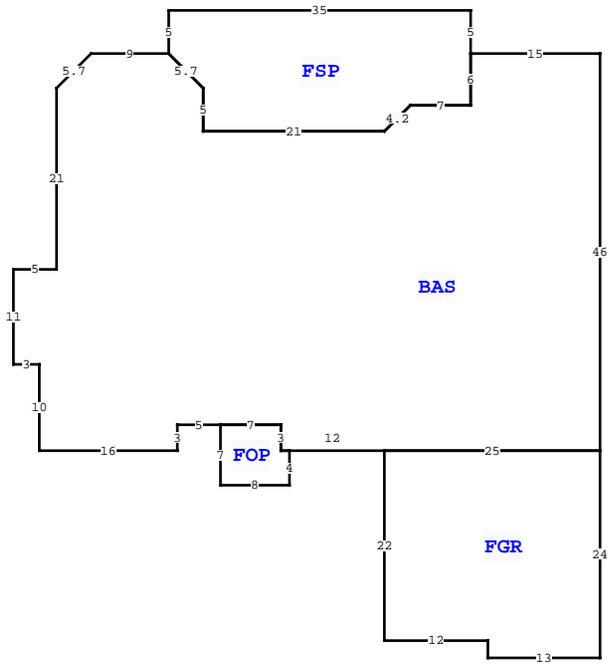
MASON LARRY W AND MARGO L FAMILY TRUST DATED APRIL  
511 SE WATERLEAF DR  
LAKE CITY, FL 32024

**2026**

24-6S-17-09769-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	2,668	100	
FGR	576	55	
FOP	53	30	
FSP	437	40	
TOTALS	3,734		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 2668						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			442,968
TOTAL MARKET OB/XF VALUE			67,125
TOTAL LAND VALUE - MARKET			131,400
TOTAL MARKET VALUE			641,493
SOH/AGL Deduction			161,455
ASSESSED VALUE			480,038
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			423,627
TOTAL JUST VALUE			641,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			640,698

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2009
2	0327	STABLES-SM	0	100	75	48	1.00	UT	0.00	100	2009
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	100	2009
4	0060	CARPORT F	0	100	0	0	934.00	UT	2.50	100	2017
5	0282	POOL ENCL	0	100	26	45	1,170.00	UT	15.00	100	2009
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013
7	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	100	2022

TOTAL OB/XF											
511 SE WATERLEAF DR, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU	11/28/2022	SPF		

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							