COMM AT THE SE COR OF THE E1/2 O
N 396.37 TO POB: CONT N 239.02 F
1098.91 FT, S 39 DEG E 164.34 FT

ROLLING CHARLES QUINTON/KENDRICK BREANNA MORGAN
678 SE WATERLEAF DR
LAKE CITY, FL 32024

2026

24-6S-17-09769-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

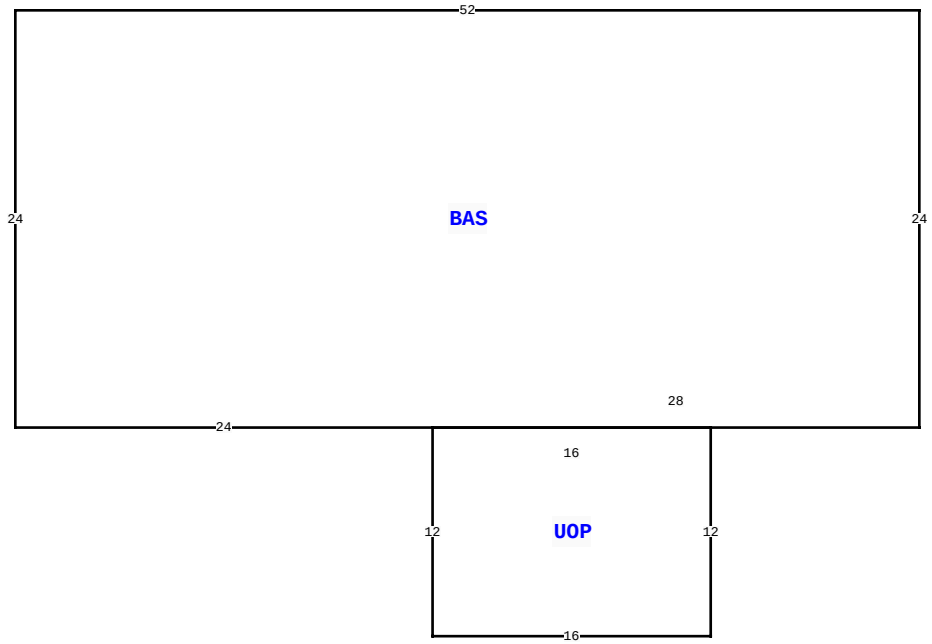
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	81,737
UOP	192	25		48	3,144
TOTALS	1,440			1,296	84,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	117.9000	119.08	154,328	2002	2002	0	0	0	45.00	55.00

1 MANUF 2 100% - 2020 Heated Area: 1248 HX Base Yr 2020



580 SE WATERLEAF DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,880
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		159,460
SOH/AGL Deduction		78,564
ASSESSED VALUE		80,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,485
TOTAL JUST VALUE		159,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2648	12/20/2019	WD	Q	I	01	94,000
GRANTOR: AARON D & SALLY M MCQ						
GRANTEE: CHARLES QUINTON ROL						
1122/1793	6/15/2007	WD	Q	I		129,900
GRANTOR: KEVIN & DEBRA O'NEILL						
GRANTEE: AARON & SALLY MCQUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E24 UOP= S12 E16 N12 W16$ E28 N24$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 10/26/2017 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 05/08/2026 BY SYS