

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

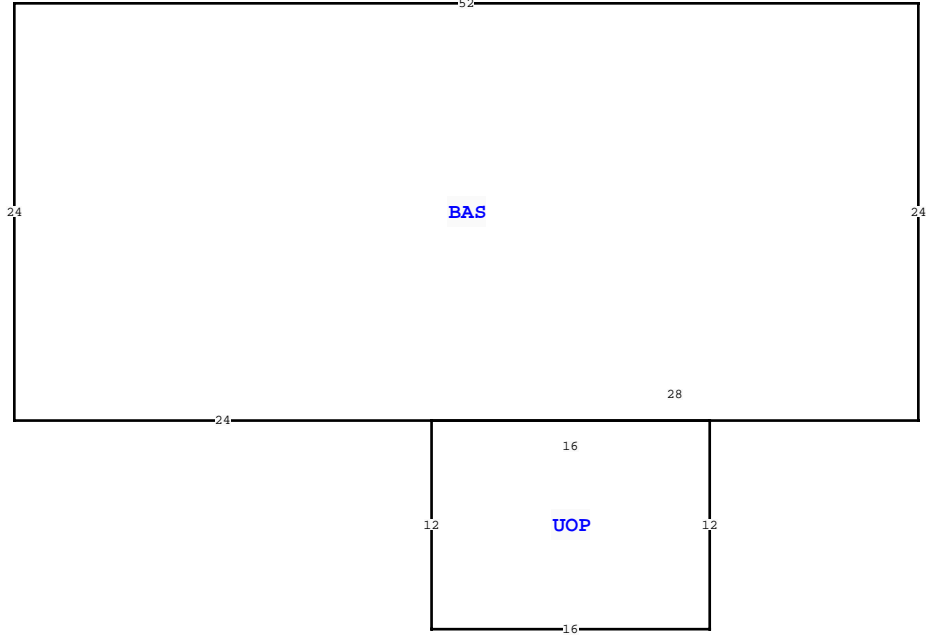
ROLLING CHARLES QUINTON/KENDRICK BREANNA MORGAN  
 678 SE WATERLEAF DR  
 LAKE CITY, FL 32024

**2026**

24-6S-17-09769-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	100
		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
BAS	1,248	100	
UOP	192	25	
TOTALS	1,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2020	Heated Area: 1248			HX Base Yr 2020			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			81,516
TOTAL MARKET OB/XF VALUE			9,450
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			156,096
SOH/AGL Deduction			75,200
ASSESSED VALUE			80,896
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			29,485
TOTAL JUST VALUE			156,096
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						

EXTRA FEATURES																
L N	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	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,000	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF												9,450					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES											

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

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	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							