COMM NE COR OF S1/2 OF SEC, RUN
FOR POB, CONT W 288.55 FT, S 5 D
FT, N 68 DEG E 652.55 FT, NW 869

SAWYER SCOTT W/SAWYER JENNIFER R
455 SW DARWIN GLN
LAKE CITY, FL 32024

2026

25-5S-15-00479-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

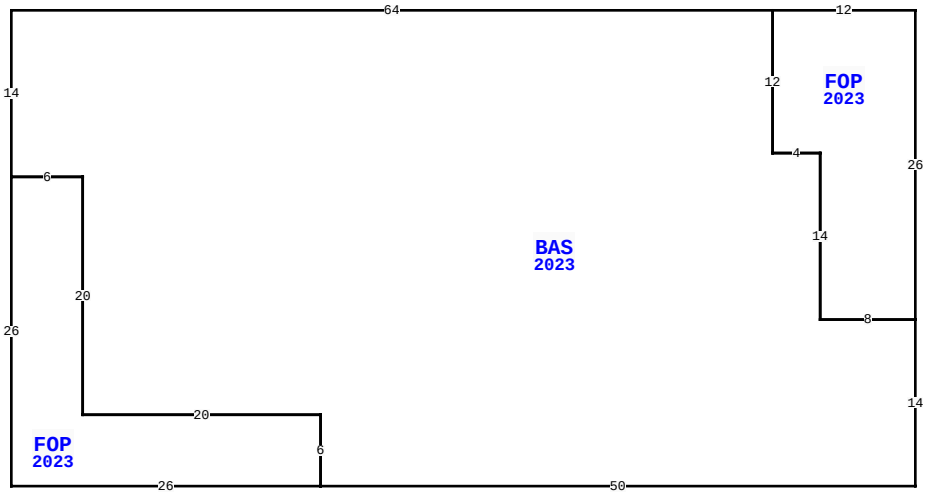
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2023	2,508	241,219
FOP	256	35	2023	90	8,656
FOP	276	35	2023	97	9,330
TOTALS	3,040			2,695	259,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,695	114.5000	114.50	308,578	2017	2017	0	0	0	16.00	84.00

1 MANUF 3 100% - 2023 Heated Area: 2508 HX Base Yr 2023



455 SW DARWIN GLN, 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		259,206
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		378,416
SOH/AGL Deduction		20,861
ASSESSED VALUE		357,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,144
TOTAL JUST VALUE		378,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39074	M H	0	12/23/2019
26367	M H	623	10/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1454	10/22/2020	WD	U	V	11	100
GRANTOR: TAMIYRA IUEN						
GRANTEE: SCOTT W & JENNIFER						
1133/1034	10/10/2007	WD	Q	V		110,000
GRANTOR: EMILO & DOLLY ROJAS						
GRANTEE: TAMIYRA IUEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-20] W64 S14 E6 S20 E20 S6 E50 N14 W8 N14 W4 N12 $
FOP=[YR=2023;ORIG=12,-20] W12 S12 E4 S14 E8 N26 $
FOP=[YR=2023;ORIG=-58,-6] W6 S26 E26 N6 W20 N20 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/19/2026 BY AJ Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/08/2026 BY SYS