

BEG INTERS W LINE OF SE1/4 OF NE US-90, RUN E ALONG R/W 390 FT, N W 345.91 FT, S 536 FT TO POB.

WATERS EARL E LIVING TRUST
9031 HARBOR ISLE DR
WINDERMERE, FL 34786

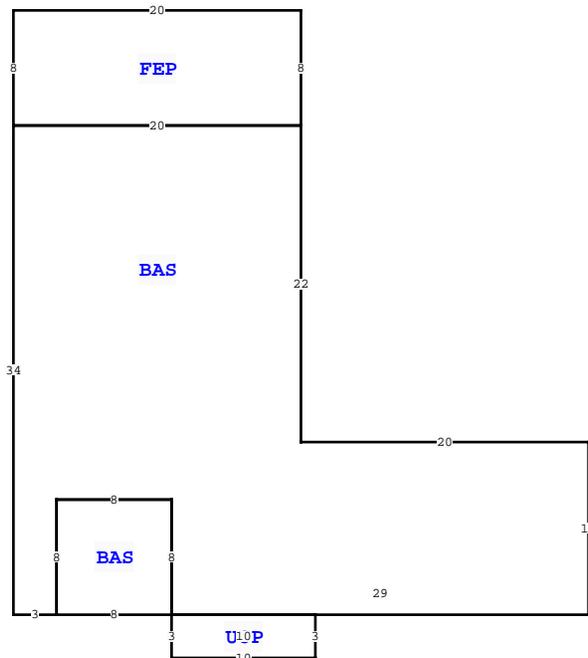
2026

33-3S-16-02449-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	64	100	
BAS	856	100	
FEP	160	80	
UOP	30	20	
TOTALS	1,110		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	0%	- 0										Heated Area: 920	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			51,699
TOTAL MARKET OB/XF VALUE			44,925
TOTAL LAND VALUE - MARKET			322,136
TOTAL MARKET VALUE			418,760
SOH/AGL Deduction			0
ASSESSED VALUE			418,760
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			418,760
TOTAL JUST VALUE			418,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40126	ELECTRICAL	0	07/09/2020
18968	TR/TRAILER	75	11/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 N22 FEP= N8 W20 S8 E20\$W20 S34 E3 BAS= E8 N8 W8 S8\$ N8 E8 S8 UOP= S3 E10 N3 W10\$ E29 N12\$.	

EXTRA FEATURES														4967 W US HIGHWAY 90 , LAKE CITY			
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	0259	MHP HOOKUP	0	0	0	0	10.00	UT	4,300.00	4,300.00	100	0	0	3	100	43,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	150.00	150.00	50	1993	1993	3	50	75	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

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	0210	C	TRLR PARK	0		CHI	0.00	0.00	5.36	AC		1.00	1.00	1.00	60,100.00	60,100.00	322,136							

