

COMM NE COR OF NE1/4 OF NW1/4, R  
FOR POB, CONT S 295 FT, W 420 FT  
TO S R/W OF GRD RD, NE'LY ALONG

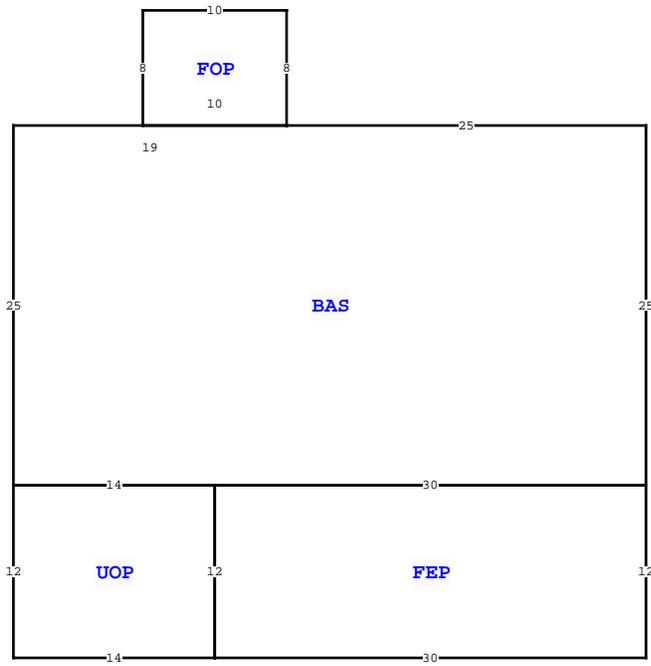
RIGGS DAUTY AMELIA  
104 SW ADRON PL  
LAKE CITY, FL 32024

**2026**

35-3S-15-00283-000  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
03	FORCED AIR 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Stories	1.	1. 100		
01	CONV 100				
	Architectural	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		01		
	NEIGHBORHOOD/LOC	35315.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	25,582
FEP	360	85		306	7,116
FOP	80	35		28	651
UOP	168	25		42	977
TOTALS	1,708			1,476	34,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,476	96.9000	58.14	85,815	1985	1985	0	0	60.00	40.00
1 MOBILE HME		100% - 0		Heated Area: 1100				HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		34,326	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		70,926	
SOH/AGL Deduction		36,590	
ASSESSED VALUE		34,336	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		9,336	
TOTAL JUST VALUE		70,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1427	3/02/2023	QC	U	I	11	100
GRANTOR: GRAY DAUTY J AKA DAUT						
GRANTEE: RIGGS DAUTY AMELIA						
0804/0152	10/20/1994	QC	Q	I	01	0
GRANTOR: MELVIN J GRAY JR						
GRANTEE: DAUTY J GRAY						

EXTRA FEATURES		104 SW ADRON PL, 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	0040	BARN, POLE	0	100	30	30	1.00	UT	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF														8,600								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.40	AC		1.00	1.00	1.00	20,000.00	20,000.00	28,000							

REVIEW DATE		BY		Total Acres: 1.40		Total Land Value: 28,000		Market: 0		Agricultural: 0		Common: 28,000		PRINTED 06/08/2026 BY SYS	
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