

N 2.1 AC OF N1/2 OF S1/2 OF
NW1/4 OF NW1/4 AS LIES E OF
ACL RR EX A PARCEL 60 FT N & S

WILSON TERRY A
189 SE SHADY OAKS LOOP
LAKE CITY, FL 32025

2025

06-4S-17-08038-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	62,784
TOTALS	1,152		1,152	62,784

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0081	DECKING WI	0	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH60.00	190.00		1.96

REVIEW DATE 09/20/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,152	113.9000	99.09	114,152	1998	1998	0	0	0	45.00	55.00	
1 MANUF 1 - 0% - 0													
Heated Area: 1152 HX Base Yr													
BAS													

164 SW WINTER WAY, LAKE CITY													
TOTAL OB/XF 1,350													

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	DPHT FACT	% COND
1	0200	C	MBL HM	0		RSF/MH60.00	190.00		1.96	AC		1.00	1.00

Total Acres: 1.96 Total Land Value: 16,905 Market: 0 Agricultural: 0 Common: 16,905

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2					Tax Dist:			
BUILDING MARKET VALUE					62,784			
TOTAL MARKET OB/XF VALUE					1,350			
TOTAL LAND VALUE - MARKET					16,905			
TOTAL MARKET VALUE					81,039			
SOH/AGL Deduction					8,200			
ASSESSED VALUE					72,839			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					72,839			
TOTAL JUST VALUE					81,039			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					81,039			
LAND:1:1: 60 X 190 + 43,978 SF.								