NW DIV: LOTS 4 & 5 BLOCK 5 ALLIN
478-360, 620-98, 768-113,1489, 2

COLLINS RONNIE CHARLES/COLLINS RONNIE CHARLES JR
866 NW DYSON TERR
LAKE CITY, FL 32055

2026

00-00-00-11687-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

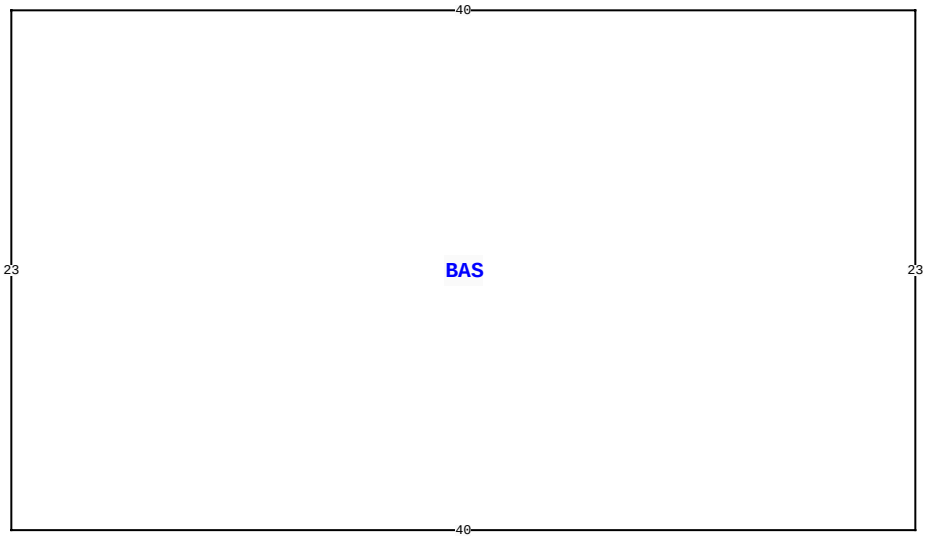
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	17,868
TOTALS	920			920	17,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	107.9000	64.74	59,561	1987	1987	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 920 HX Base Yr



878 NW DYSON TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	32,827
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	7,600
TOTAL MARKET VALUE	48,827
SOH/AGL Deduction	6,485
ASSESSED VALUE	42,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,342
TOTAL JUST VALUE	48,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,827

XFOB:1:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00721			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1414	5/22/2025	QC	U	I	11	100
GRANTOR: COLLINS WILLIE LEE						
GRANTEE: COLLINS RONNIE CHAR						
1490/2727	5/18/2023	QC	P	I	98	100
GRANTOR: COLLINS RONNIE CHARLE						
GRANTEE: COLLINS RONNIE CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0102	C	SFR/MH	0		00	70.00	123.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							
2	0200	C	MBL HM	0		00	70.00	123.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.39 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/18/2025 BY SYS

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478-360, 620-98, 768-113,1489, 2

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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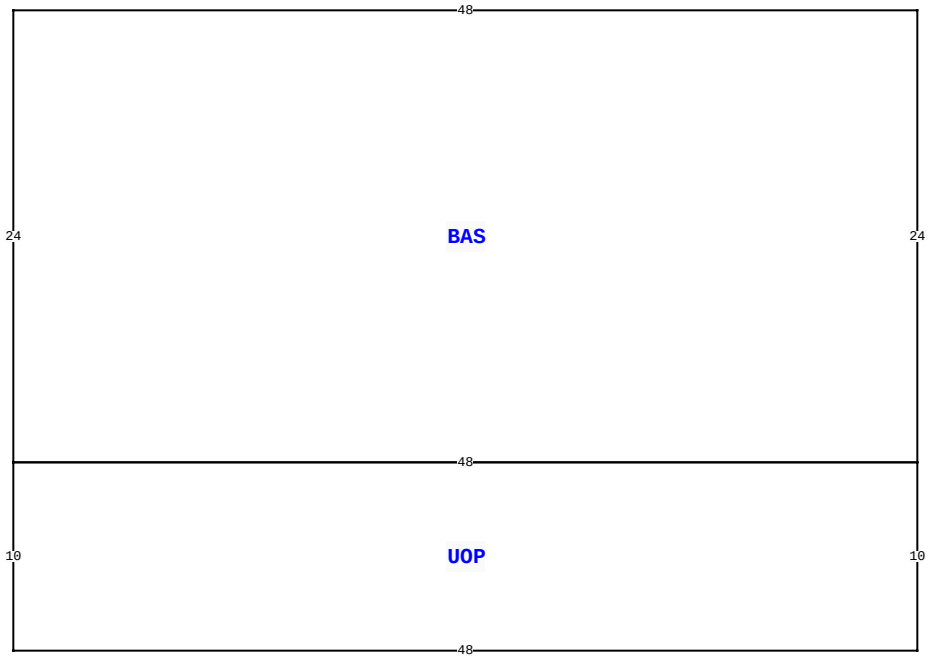
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	13,547
UOP	480	25		120	1,411
TOTALS	1,632			1,272	14,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,272	65.3400	39.20	49,862	1993	1993	10	0	0	60.00	30.00

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



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GRANTEE: COLLINS RONNIE CHAR						
1490/2727	5/18/2023	QC	P	I	98	100
GRANTOR: COLLINS RONNIE CHARLE						
GRANTEE: COLLINS RONNIE CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 UOP= S10 E48 N10 W48$ E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.39 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/18/2025 BY SYS