LOTS 2 & 3 CARTER ACRES S/D, UNI
461-685, 694-681, 1000-2770, WD

WINCHESTER PATRICK L
290 NW DICKS ST
LAKE CITY, FL 32055

2026

01-3S-16-01910-034

BUILDING CHARACTERISTICS

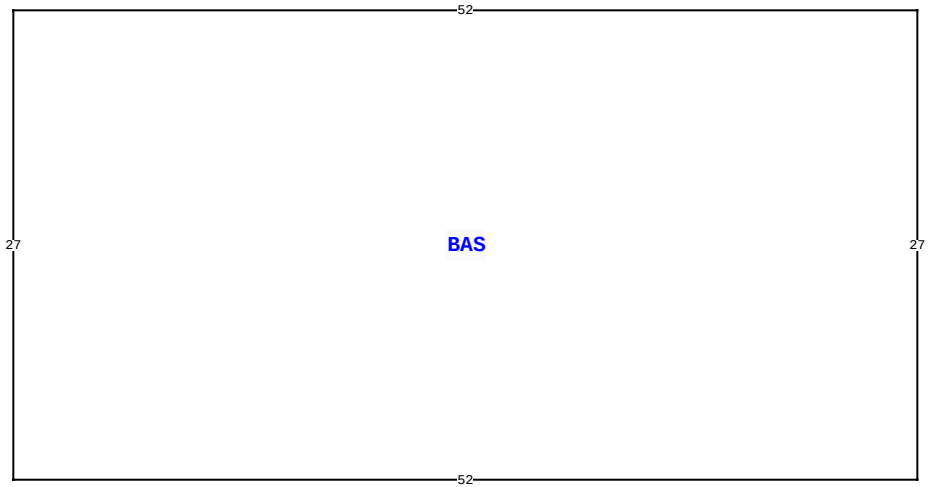
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 03
NEIGHBORHOOD/LOC	1316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	106,731
TOTALS	1,404			1,404	106,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2013	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2010 Heated Area: 1404 HX Base Yr 2010



290 NW DICKS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,731
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		23,975
TOTAL MARKET VALUE		137,906
SOH/AGL Deduction		64,925
ASSESSED VALUE		72,981
TOTAL EXEMPTION VALUE	HX HB	47,981
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,416

LAND:1:1: LOT 2
PRMT:2:1: YARDANICH/LOT 2
SALE:1:1: 9 LOTS - 9 PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050138	Roof Replacement	10,911	06/18/2024
30682	M H	0	12/19/2012
21348	M H	250	12/12/2003
17890	M H	125	01/31/2001
12426	M H	125	04/18/1997
10179	M H	125	09/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/1836	10/25/2012	QC	U	I	11	100
GRANTOR: EARL L WINCHESTER						
GRANTEE: PATRICK L WINCHESTE						
1193/0942	8/03/2009	QC	U	I	11	100
GRANTOR: EARL L WINCHESTER						
GRANTEE: PATRICK L WINCHESTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		RSF/MH	0.00	0.00	1.50	AC		1.00	1.00	0.50	7,000.00	3,500.00	5,250							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	5.35	AC		1.00	1.00	0.50	7,000.00	3,500.00	18,725							

REVIEW DATE 07/12/2024 BY JS Total Acres: 6.85 Total Land Value: 23,975 Market: 0 Agricultural: 0 Common: 23,975 PRINTED 11/18/2025 BY SYS