LOT 7 PECAN ACRES S/D.
549-641, 594-774, 637-750, 673-6

TRIMBLE KELLY ANN
467 SW PECAN GLN
LAKE CITY, FL 32024

2026

03-5S-16-03458-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

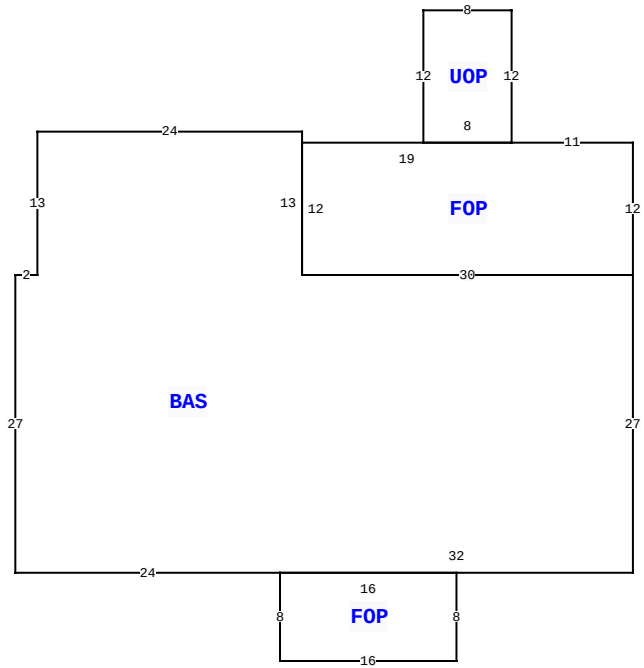
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 3516.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	51,612
FOP	128	35		45	1,273
FOP	360	35		126	3,565
UOP	96	25		24	679
TOTALS	2,408			2,019	57,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,019	117.9000	70.74	142,824	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 1824 HX Base Yr 2022



463 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,130
TOTAL MARKET OB/XF VALUE		13,133
TOTAL LAND VALUE - MARKET		36,450
TOTAL MARKET VALUE		106,713
SOH/AGL Deduction		28,753
ASSESSED VALUE		77,960
TOTAL EXEMPTION VALUE	HX HB DX	45,960
BASE TAXABLE VALUE		32,000
TOTAL JUST VALUE		106,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,713

XFOB:1:1: FLINTSTONE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19068	M H	125	12/21/2001
18782	M H	125	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0427	1/05/2018	WD	Q	I	01	80,000
GRANTOR: WILLIAM D SANDS						
GRANTEE: KELLY ANN TRIMBLE						
1351/0426	1/04/2018	WD	U	I	11	100
GRANTOR: MARY A SEELEY						
GRANTEE: WILLIAM D SANDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N13 W24 S13 W2 S27 E24 FOP= S8 E16 N8 W16$ E32 N27
FOP= N12 W11 UOP= N12 W8 S12 E8$ W19 S12 E30$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
2	0251	LEAN TO W/	0	100	13	27	351.00	UT	5.00	5.00	100	2007	2007	3	100	1,755	
3	0252	LEAN-TO W/	0	100	13	27	351.00	UT	2.50	2.50	100	2007	2007	3	100	878	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,133

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	3.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,450							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 01/14/2021 BY JB Total Acres: 4.05 Total Land Value: 36,450 Market: 0 Agricultural: 0 Common: 36,450 PRINTED 11/18/2025 BY SYS