LOT 8 PINE TREE ESTATES S/D.

QC 1094-2256,

AVERY CECILIA
402 SW REMINGTON CT
LAKE CITY, FL 32024

2026

03-6S-17-09578-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

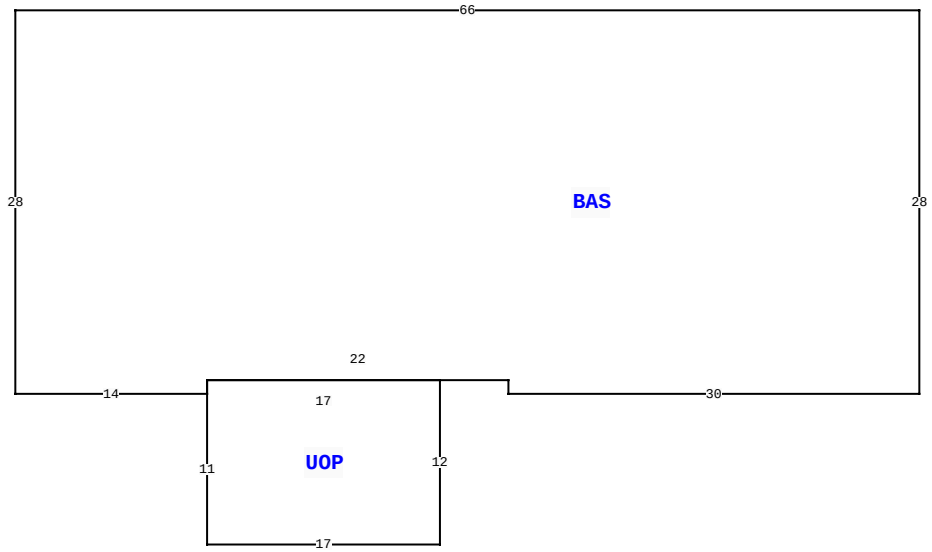
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	3617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	48,162
UOP	204	25		51	1,345
TOTALS	2,030			1,877	49,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,877	109.9000	65.94	123,769	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1826 HX Base Yr



402 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,508
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		38,080
TOTAL MARKET VALUE		96,488
SOH/AGL Deduction		38,692
ASSESSED VALUE		57,796
TOTAL EXEMPTION VALUE	HX HB	32,796
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,488

XFOB:1:1: BRIGADIER MH

BLDG:1:1: BRIGADIER MH

LAND:1:1: LOT 8, PINE TREE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0610/0241	12/01/1986	WD	Q	V		11,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E14 UOP= S11 E17 N12 W17 S1$ N1 E22 S1 E30 N28$.

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	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	100			0.00	0.00	4.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,080							

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 38,080 Market: 0 Agricultural: 0 Common: 38,080 PRINTED 11/06/2025 BY SYS