PART OF LOT 5 PINE TREE ACRES S/
BEG AT SE COR OF LOT 5, RUN W 25
FT, E 252.71 FT, S 279 FT TO POB

SCOTT GILLIAN
258 SW REMINGTON CT
LAKE CITY, FL 32024

2025

03-6S-17-09578-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	05

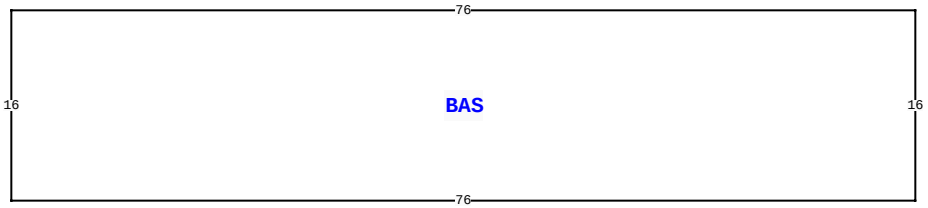
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	72,739
TOTALS	1,216			1,216	72,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	115.7000	108.76	132,252	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2017 Heated Area: 1216 HX Base Yr 2017



258 SW REMINGTON CT, 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		72,739
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		24,300
TOTAL MARKET VALUE		99,039
SOH/AGL Deduction		53,580
ASSESSED VALUE		45,459
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,459
TOTAL JUST VALUE		99,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,382

SALE:1:1: INCLUDED 09578-009 - SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32904	M H	513	04/23/2015
9090	M H	125	11/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1291/2380	3/27/2015	WD	Q	V	03	20,000
GRANTOR: JESSE WAYNE & KATHY E						
GRANTEE: GILLIAN SCOTT						
0874/1379	2/04/1999	WD	Q	V		20,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	1.62	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,300							

REVIEW DATE 09/27/2017 BY BC Total Acres: 1.62 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 06/20/2025 BY SYS