COMM AT SW COR OF NE1/4 OF NW1/4
FT, S 38.67 FT FOR POB, RUN E 44
W 873.19 FT TO A PT ON N'RLY R/W

MORRISON JAMES W/MORRISON PAULA S
163 NW PIONEER CT
LAKE CITY, FL 32055

2026

05-3S-16-01972-003

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	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

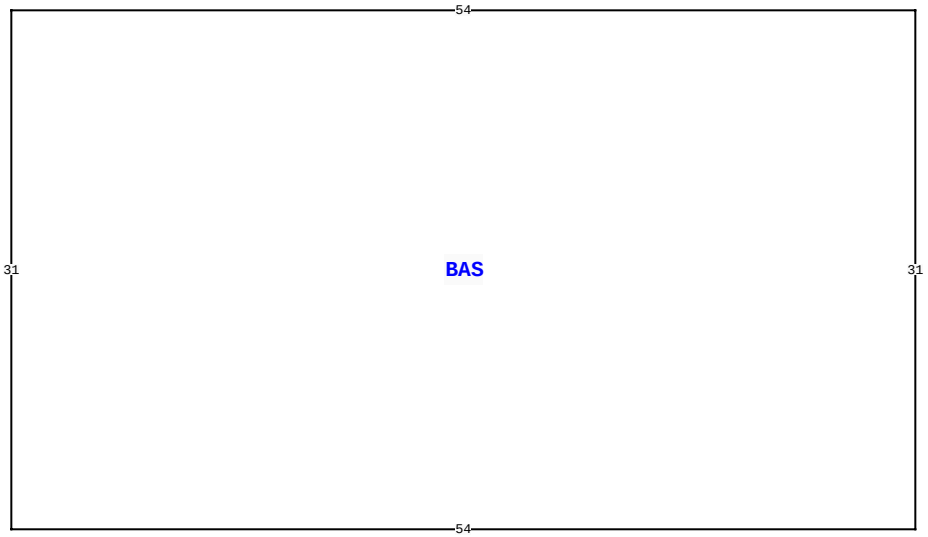
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 5316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	136,219
TOTALS	1,674			1,674	136,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	113.9000	107.07	179,235	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2016 Heated Area: 1674 HX Base Yr 2016



163 NW PIONEER 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		136,219
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		38,962
TOTAL MARKET VALUE		182,981
SOH/AGL Deduction		91,029
ASSESSED VALUE		91,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,230
TOTAL JUST VALUE		182,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31658	M H	689	12/20/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0992	12/27/2018	QC	U	I	11	600
GRANTOR: JAMES W & PAULA S MOR						
GRANTEE: JAMES W & PAULA MOR						
1261/2323	9/20/2013	WD	Q	V	01	20,000
GRANTOR: LARRY & ESTHER SENTER						
GRANTEE: JAMES W & PAULA S M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S31 E54 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	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 7,800

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	5.06	AC		1.00	1.00	0.70	11,000.00	7,700.00	38,962							

REVIEW DATE 05/07/2018 BY KR Total Acres: 5.06 Total Land Value: 38,962 Market: 0 Agricultural: 0 Common: 38,962 PRINTED 11/07/2025 BY SYS