N 2.1 AC OF N1/2 OF S1/2 OF
NW1/4 OF NW1/4 AS LIES E OF
ACL RR EX A PARCEL 60 FT N & S

WILSON TERRY A
166 SW WINTER WAY
LAKE CITY, FL 32025

2026

06-4S-17-08038-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

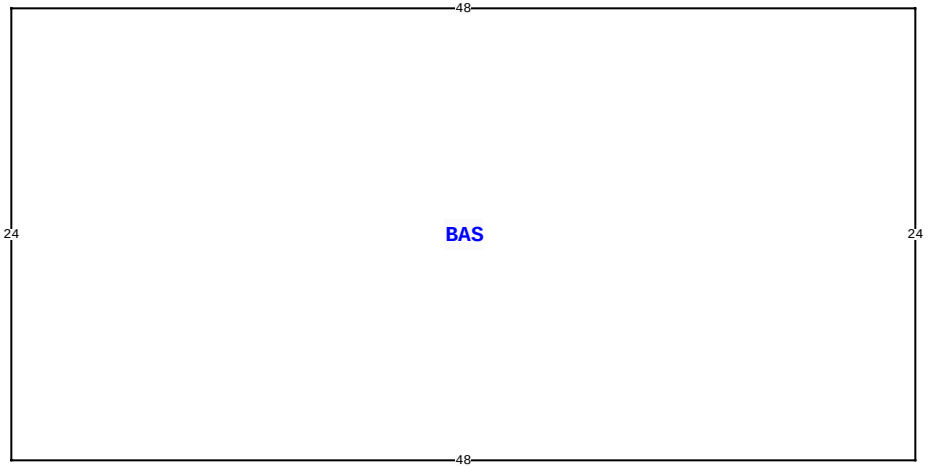
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,840
TOTALS	1,152			1,152	67,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	113.9000	107.07	123,345	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1152 HX Base Yr



164 SW WINTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,840
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	16,905
TOTAL MARKET VALUE	86,095
SOH/AGL Deduction	5,972
ASSESSED VALUE	80,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,123
TOTAL JUST VALUE	86,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,095

LAND:1:1: 60 X 190 + 43,978 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16523	M H	125	01/21/2000
15290	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0481	12/17/2005	QC	Q	V	03	100
GRANTOR: HUGH WILSON SR						
GRANTEE: TERRY A WILSON						
0955/1946	6/14/2002	QC	Q	V	03	100
GRANTOR: HUGH WILSON SR						
GRANTEE: HUGH A WILSON SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	0		RSF/MH	60.00	190.00	1.96	AC		1.00	1.00	0.75	11,500.00	8,625.00	16,905							

REVIEW DATE 09/20/2016 BY DF Total Acres: 1.96 Total Land Value: 16,905 Market: 0 Agricultural: 0 Common: 16,905 PRINTED 11/17/2025 BY SYS