THE E 417 FT OF THE S 550 FT
OF SE1/4 OF SE1/4, LYING W OF
US-441. ALSO DESC AS THE E 4

MARKS KRISTINA R JONES
9452 N US HWY 441
LAKE CITY, FL 32055-6857

2025

08-2S-17-04691-001

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 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

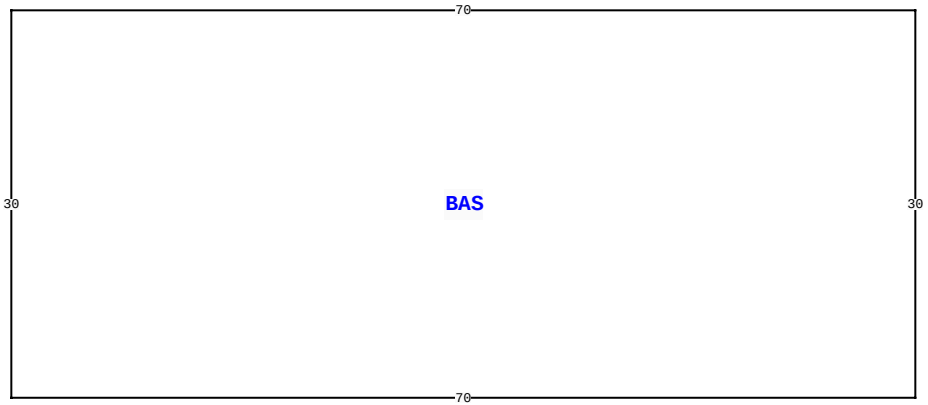
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 8217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	193,025
TOTALS	2,100			2,100	193,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	113.7000	106.88	224,448	2017	2017	0	0	0	14.00	86.00

3 MANUF 1 100% - 2018 Heated Area: 2100 HX Base Yr 2018



143 NW BOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,025
TOTAL MARKET OB/XF VALUE		21,100
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		242,125
SOH/AGL Deduction		123,393
ASSESSED VALUE		118,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,010
TOTAL JUST VALUE		242,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,981

XFOB:1:1: PINECREST MH ID#L145OPA & B ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35804	M H	406	09/21/2017
14199	M H	125	06/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0810	9/12/2013	WD	Q	I	01	30,000
GRANTOR: RONALD L ROUSE SR						
GRANTEE: KRISTINA R JONES						
1253/2193	4/30/2013	QC	U	I	11	100
GRANTOR: DWIGHT & NANCY BOND						
GRANTEE: RONALD L ROUSE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,100

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 12/12/2017 BY TW Total Acres: 4.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/01/2025 BY SYS