

E 399.70 FT OF NW1/4 OF SW1/4,
EX N 1017.60 FT, & EX RD R/W.
(AKA LOTS 7 & 8 BARWICK EAST

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

08-4S-16-02816-018



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 8416.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	7,640
BAS	1,488	100		1,488	63,157
FOP	48	35		17	722
FST	120	55		66	2,801
PTO	216	5		11	467
UDU	280	60		168	7,130
UEP	168	70		118	5,008
TOTALS	2,500			2,048	86,926

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	19	21	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.56	AC	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0101	02	2,048	86.2650	70.74	144,876	1970	1980	0	0	40.00	60.00
1 SFR/MH CON 0% - 0 Heated Area: 1668 HX Base Yr											
884 SW BARWICK TER, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			86,926
TOTAL MARKET OB/XF VALUE			14,450
TOTAL LAND VALUE - MARKET			38,400
TOTAL MARKET VALUE			139,776
SOH/AGL Deduction			18,255
ASSESSED VALUE			121,521
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,521
TOTAL JUST VALUE			139,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,776

XFOB:1:1: PRINCESS M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1124/1301	7/05/2007	WD	Q	I	
GRANTOR: REBECCA F CARSON & AN					SALE PRICE
GRANTEE: WAN BING NGAI					65,000
0975/0935	2/18/2003	WD	Q	I	
GRANTOR: GRACE WILLIAMS					35,000
GRANTEE: REBECCA FREEMAN & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 S12 BAS= S12 E15 N12 W15\$ E15 S12 E24 FOP= S8 E6 N8 W6\$ E10 N12 E7 N12 PTO= E2 N24 W9 S24 E7\$ W7N12 UEP= N12 W14 S12 E14\$ W34 S12\$ PTR= N30 UDU= N8 FST= N12 W10 S12 E10\$ W10 N12 W10 S20 E20\$ S30\$.											