SE1/4 OF SE1/4 OF SW1/4 OF NW1/4
354-443, 646-677, 739-687, 841-8

HARPER BONIA L
777 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02054-001

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	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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

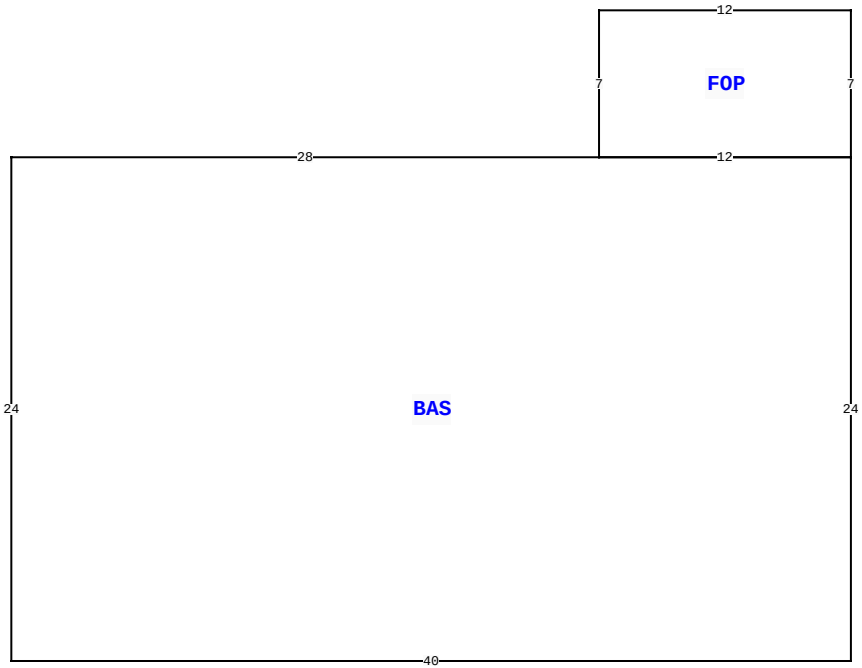
DOR CODE: 0200 MOBILE HOME
MAP NUM: | MKT AREA: 03
NEIGHBORHOOD/LOC: 10316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	24,653
FOP	84	35		29	745
TOTALS	1,044			989	25,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	989	107.0000	64.20	63,494	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



777 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,398
TOTAL MARKET OB/XF VALUE	12,026
TOTAL LAND VALUE - MARKET	18,750
TOTAL MARKET VALUE	56,174
SOH/AGL Deduction	0
ASSESSED VALUE	56,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,174
TOTAL JUST VALUE	56,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046815	Electrical Servic	0	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1459/0999	2/09/2022	QC	P	I	98	100
GRANTOR: BAKER MICHAEL P						
GRANTEE: BAKER MICHAEL P						
0878/1909	3/05/1999	QC	Q	I	01	0
GRANTOR: SALLY BAKER						
GRANTEE: MICHAEL BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E40 N24 FOP= N7 W12 S7 E12$ W12$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0255	MBL HOME S	0	0	12	48	576.00	UT	1.00	1.00	100	2005	2005	3	100	576	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,350	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,026

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	3,750							

REVIEW DATE 04/03/2023 BY TW Total Acres: 2.50 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/20/2025 BY SYS