

NW1/4 OF SW1/4 OF SE1/4 EX N
80.76 FT OF SW1/4 OF SW1/4 OF
SE1/4 & EX 5.89 AC DESC IN ORB

WILSON PENTAZ
291 NW COLIN ST
LAKE CITY, FL 32055

2026

10-3S-16-02056-002



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	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,713	100		1,713	102,468
UOP	96	25		24	1,436

TOTALS 1,809 1,737 103,904

EXTRA FEATURES

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.35	AC		1.00	1.00	1.00	7,000.00	7,000.00	37,450							

REVIEW DATE 02/15/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,737	115.7000	108.76	188,916	1994	1994	0	0	0	45.00	55.00	
1 MANUF 1		100% - 2008		Heated Area: 1713						HX Base Yr 2008			
27 64 27 34 3 12 15 8 12 8 BAS UOP													

291 NW COLIN CT, LAKE CITY

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

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1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

TOTAL OB/XF 9,100

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.35	AC		1.00	1.00	1.00	7,000.00	7,000.00	37,450							

Total Acres: 5.35 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450

VALUATION BY				STANDARD			
Tax Group: 3		Tax Dist:					
BUILDING MARKET VALUE				103,904			
TOTAL MARKET OB/XF VALUE				9,100			
TOTAL LAND VALUE - MARKET				37,450			
TOTAL MARKET VALUE				150,454			
SOH/AGL Deduction				88,455			
ASSESSED VALUE				61,999			
TOTAL EXEMPTION VALUE		HX HB		36,999			
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				150,454			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				150,454			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14462	M H	125	08/28/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1126/1918	7/25/2007	WD	Q	I		137,000	

GRANTOR: JONATHAN & ALESANDRA

GRANTEE: PENTAZ WILSON

1126/1916 7/25/2007 WD Q I 04 100

GRANTOR: O'STEEN

GRANTEE: JANATHAN & ALESANDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E34 N1 E3 UOP= S8 E12 N8 W12\$ E12 S1 E15 N27\$.

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