

COMM NE R/W CR-250 & S R/W MOORE
269.28 FT TO SW COR OF LOT 3 BLO
HILLS S/D UNIT 2, RUN E 182.93 F

PFS SOLUTIONS INC
426 SW COMMERCE DR, STE 145
LAKE CITY, FL 32025

2026

10-3S-16-02057-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	792	100
TOTALS	792	9,906

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	792	52.1100	31.27	24,766	1972	1972	0	0	0 60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 792 HX Base Yr												
12 BAS 12												
TOTALS 792 9,906												

116 NW PILLSBURY DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2025 MLU

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
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0294	SHED WOOD/	0	0	0	1.00	UT	800.00	800.00	100	2023	2022

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.56	AC		1.00

TOTAL OB/XF 8,150

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							9,906					
TOTAL MARKET OB/XF VALUE							8,150					
TOTAL LAND VALUE - MARKET							7,661					
TOTAL MARKET VALUE							25,717					
SOH/AGL Deduction							153					
ASSESSED VALUE							25,564					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							25,564					
TOTAL JUST VALUE							25,717					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							25,717					