LOT 8 BLOCK C PARNELL HILLS UNIT
DESC IN WD 1509-1245.

WESTBERRY ROBERT SMITH/WESTBERRY SONYA R
263 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-020

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 90
Interior Floo	08	SHT VINYL 10
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

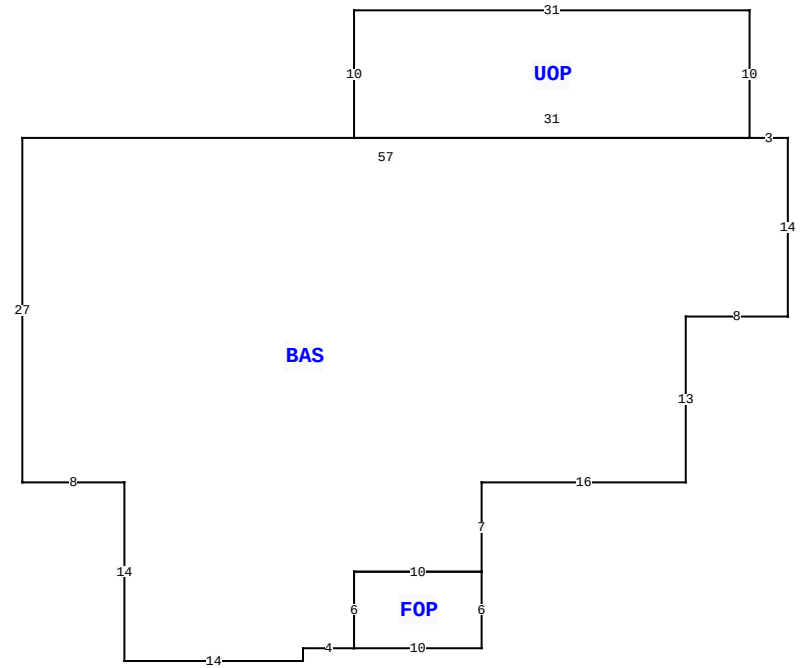
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100		1,834	113,892
FOP	60	35		21	1,304
UOP	310	25		78	4,844
TOTALS	2,204			1,933	120,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,933	113.9000	107.07	206,966	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 0 Heated Area: 1834 HX Base Yr



263 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,040
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		17,520
TOTAL MARKET VALUE		145,560
SOH/AGL Deduction		63,356
ASSESSED VALUE		82,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,482
TOTAL JUST VALUE		145,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,769

XFOB:1:1: SOUT (PEACHTREE) M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049962	Electrical Servic	0	05/28/2024
000043663	Roof Replacement	11,259	02/07/2022
26840	M H	375	03/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N10 W31 S10 E31$ W57 S27 E8 S14 E14 N1 E4 FOP= E10 N6 W10 S6$ N6 E10 N7 E16 N13 E8 N14$.

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	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		RSF/MH	461.00	331.00	1.46	AC		1.00	1.00	1.00	12,000.00	12,000.00	17,520							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.46 Total Land Value: 17,520 Market: 0 Agricultural: 0 Common: 17,520 PRINTED 11/21/2025 BY SYS