LOT 2 BLOCK D TROY PINES ADDITIO
449-316, 989-561, DC 1231-654, W

WILLIAMS RUTHAMAE
243 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02897-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

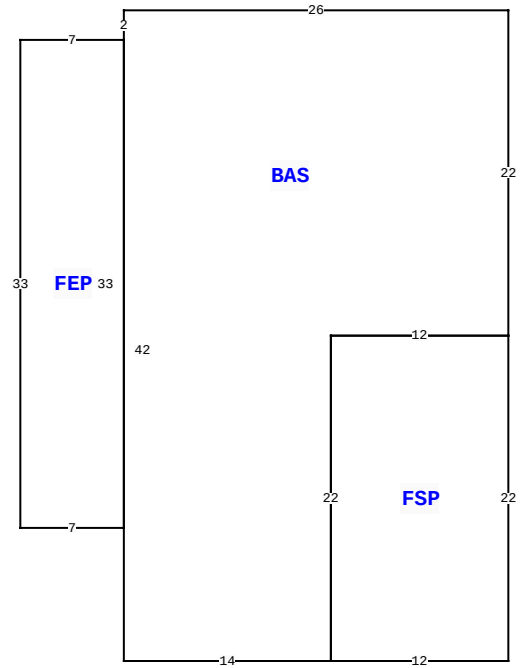
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	15,815
FEP	231	85		196	3,522
FSP	264	40		106	1,905
TOTALS	1,375			1,182	21,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,182	74.8800	44.93	53,107	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 880 HX Base Yr



244 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,243
TOTAL MARKET OB/XF VALUE	8,302
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	48,045
SOH/AGL Deduction	4,440
ASSESSED VALUE	43,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,605
TOTAL JUST VALUE	48,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,045

XFOB:1:1: CARRAGE MH
LAND:1:1: 0.92 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34657	RECONNECT	75	11/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/2790	8/09/2016	WD	Q	I	01	22,000

GRANTOR: DELORES P & ARLENE D
GRANTEE: RICHARD G WILLIAMS

1231/0655	3/13/2012	WD	U	I	11	100

GRANTOR: DELORES P OLSEN (CLAR
GRANTEE: DELORES P & ARLENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S2 FEP= W7 S33 E7 N33$ S42 E14 FSP= E12 N22 W12S22$ N22 E12 N22$.

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	300	
2	0060	CARPORT F	0	0	12	14	168.00	UT	3.00	3.00	60	1993	1993	3	60	302	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,302

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	0102	C	SFR/MH	0		RSF/MH	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS