

LOT 10 BLK A COLUMBIA ESTATES.
669-030, 755-2377, DC 1541-2731,

POTTER PATRICIA
458 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	2	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	01
NEIGHBORHOOD/LOC 10516.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	1,669
BAS	140	100		140	3,894
BAS	920	100		920	25,591
FOP	64	35		22	612
UOP	200	25		50	1,391
TOTALS	1,384			1,192	33,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,192	115.9000	69.54	82,892	1988	1988	0	0	0 60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1120 HX Base Yr

UOP: 20x10

BAS: 6x14

FOP: 8x8

Overall dimensions: 23x28

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

TOTAL OB/XF											
7,600											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT	

TOTAL OB/XF											
7,600											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,157	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		62,757	
SOH/AGL Deduction		32,158	
ASSESSED VALUE		30,599	
TOTAL EXEMPTION VALUE		HX HB SX WX 30,599	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		62,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1543/1933	6/21/2025	LE	U	I	14
GRANTOR: POTTER PATRICIA (ENH					
GRANTEE: THOMAS BRIDGETT (RM					
0669/0030	6/21/1988	AD	Q	V	
GRANTOR: BULLARD ETAL					
GRANTEE: POTTER RONALD &					

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W20 BAS= N10 UOP= N10 W20 S10 E20\$ W14 S10 E14\$ W14 BAS= N10 W6 S10 E6\$ W6 S23 E12 FOP= S8 E8 N8 W8\$ E28 N23\$.