LOT 16 BLOCK A COLUMBIA ESTATES.
669-039, 685-583, 696-111, 718-5

RICHARDSON W CURTIS/WALTCHACK DENA
294 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

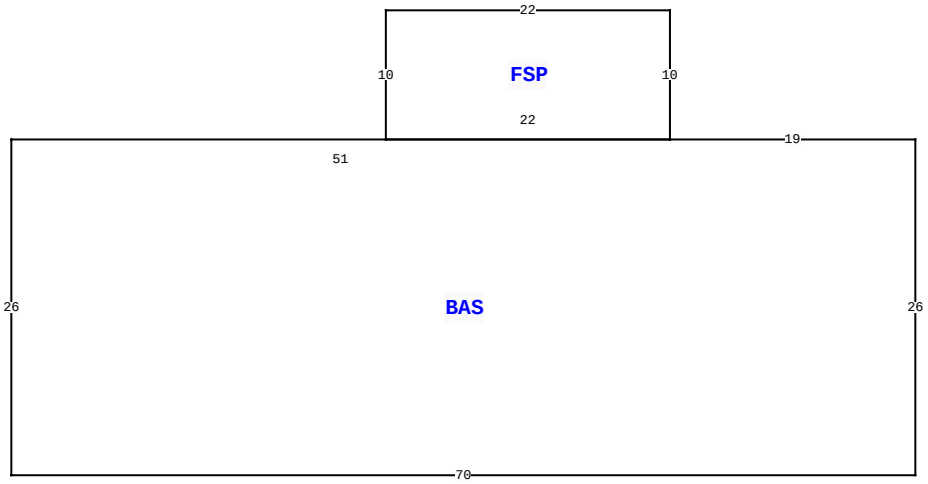
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 10516.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	132,330
FSP	220	40		88	6,399
TOTALS	2,040			1,908	138,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,908	119.0000	111.86	213,429	1999	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2023 Heated Area: 1820 HX Base Yr 2023



294 SW TWIG CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,729
TOTAL MARKET OB/XF VALUE		21,120
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		181,849
SOH/AGL Deduction		1,185
ASSESSED VALUE		180,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,942
TOTAL JUST VALUE		181,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,252

PRMT:1:1: LOT 15 WATERS / TRAPP
BLDG:1:1: TEMP MH
SALE:1:1: WELL-SEPTIC TANK & CULVERT ON PROPERTY
XFOB:1:1: TEMP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053973	Generator		09/03/2025
16143	M H	125	10/13/1999
15946	M H	125	08/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/112	7/19/2021	WD	Q	I	01	180,000
GRANTOR: STILWELL MICHAEL N						
GRANTEE: RICHARDSON W CURTIS						
1353/0511	2/05/2018	WD	Q	I	01	88,500
GRANTOR: RONNIE GLYNN DAVIDSON						
GRANTEE: MICHAEL N & DONNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N10 W22 S10 E22$ W51 S26 E70 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0210	GARAGE U	0	100	24	30	720.00	UT	16.00	16.00	100	2014	2014	3	100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 21,120

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/07/2025 BY SYS