LOT 19 BLK A COLUMBIA ESTATES.
ORB 712-150, 786-20, 780-1362

WILSON LARRY R
198 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

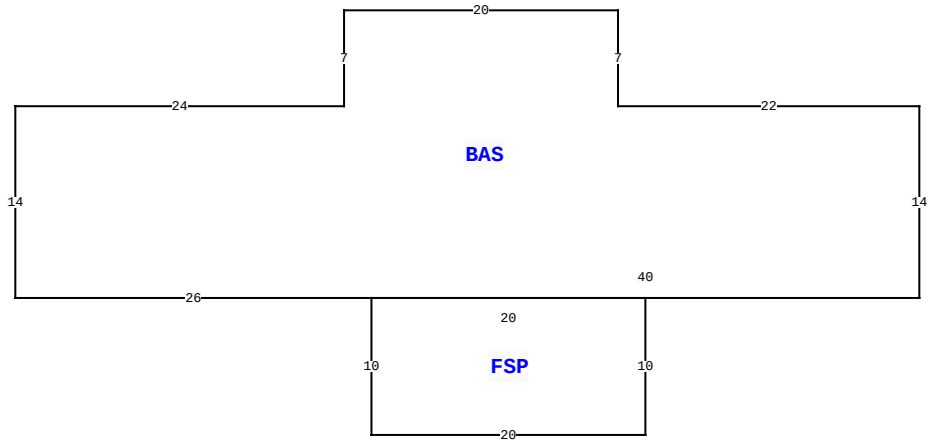
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	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	1,064	100		1,064	26,021
FSP	200	40		80	1,956
TOTALS	1,264			1,144	27,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	101.9000	61.14	69,944	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1064 HX Base Yr 1998



198 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		27,978
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		61,778
SOH/AGL Deduction		29,219
ASSESSED VALUE		32,559
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,559
TOTAL JUST VALUE		61,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,778

SALE:3:1: LOT 19 BLK A COLUMBIA ESTATES
SALE:2:1: INCLUDED WELL, SEPTIC, POWER POLE & CULV
BLDG:1:1: SCHU MH (RP'D-LARRY WILSON)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8212	M H	125	03/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/0127	12/04/2012	WD	U	I	34	10,800
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: LARRY R WILSON						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N7 W20 S7 W24 S14 E26 FSP= S10 E20 N10 W20$ E40N14$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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