LOT 24 BLK A COLUMBIA ESTATES.
ORB 710-716. ORB 1094-1557.

EVANS PAUL D/EVANS SANDRA W
103 SW TWIG CT
LAKE CITY, FL 32024

2026

10-5S-16-03529-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

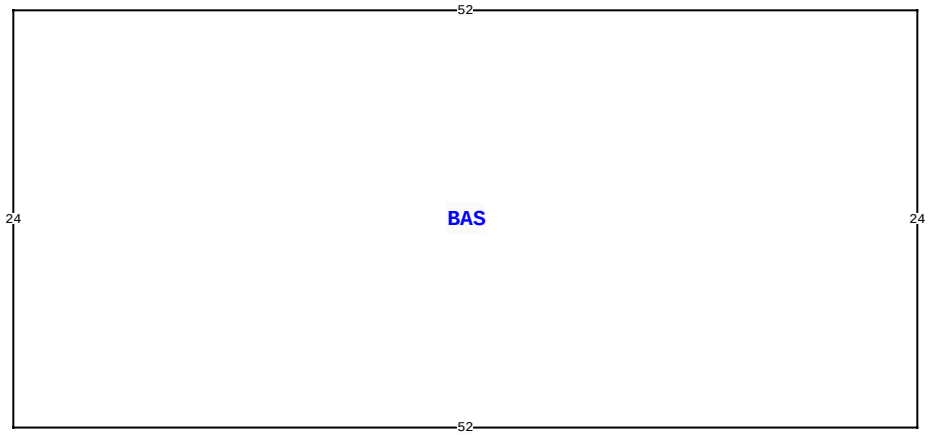
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	16,883
TOTALS	1,248			1,248	16,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	56.3720	33.82	42,207	1968	1968	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1248 HX Base Yr



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

103 SW TWIG CT, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,883
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	45,983
SOH/AGL Deduction	2,858
ASSESSED VALUE	43,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,125
TOTAL JUST VALUE	45,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050553	Electrical Servic	0	08/14/2024
15636	M H	30	06/10/1999
15630	M H	0	06/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0301	11/17/2010	WD	U	I	34	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: PAUL D EVANS & SAND						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							

REVIEW DATE 04/10/2024 BY JB Total Acres: 1.41 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/06/2025 BY SYS