

LOT 15 PECAN ACRES S/D.
596-140, 733-57, DC 1388-2185, D

SANDS WILLIAM D/SANDS WILLIAM D JR
121 SW DESTINY GLN
LAKE CITY, FL 32024

2026

10-5S-16-03539-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	10516.080	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	168	100
BAS	1,218	100
FST	224	55
USP	336	35
TOTALS	1,946	1,627
TOTALS	1,946	34,408

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0210	GARAGE U	0 100	24	24	1.00	UT	0.00	0.00
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	600.00	600.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	800.00	800.00
5	9947	Septic	0 100	0	0	2.00	UT	3,000.00	3,000.00
6	0296	SHED METAL	0 100	0	0	1.00	UT	500.00	500.00
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
8	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
10	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	4.04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,627	88.1100	52.87	86,019	1983	1983	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0													
Heated Area: 1386 HX Base Yr													
16 14 14 16 FST 21 12 14 12 BAS 33 14 35 14 BAS 24 14 24 14 USP													
117 SW DESTINY GLN, LAKE CITY													
BLD DATE: 04/07/2025 MLU													
XF DATE:													
INC DATE:													
LGL DATE:													
LAND DATE:													
AG DATE:													

TOTAL OB/XF													
20,550													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	4.04	AC		1.00	1.00

TOTAL OB/XF													
20,550													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	4.04	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 2													
3													
VALUATION SUMMARY													
STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 34,408													
TOTAL MARKET OB/XF VALUE 24,050													
TOTAL LAND VALUE - MARKET 36,360													
TOTAL MARKET VALUE 94,818													
SOH/AGL Deduction 38,195													
ASSESSED VALUE 56,623													
TOTAL EXEMPTION VALUE HX HB WR 36,623													
BASE TAXABLE VALUE 20,000													
TOTAL JUST VALUE 94,818													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 94,818													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046301	Roof Replacement	9,554	01/19/2023
14381	GARAGE	50	08/10/1998
8104	M H	125	02/24/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1463/1167	4/01/2022	WD	U	I	11	100			
GRANTOR: SANDS WILLIAM D									
GRANTEE: SANDS WILLIAM D									
0733/0657	10/16/1990	WD	Q	I	06	26,500			
GRANTOR: SILCOX									
GRANTEE: SANDS									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W33 S14 E31 USP= S14 E24 N14 W24\$ E35 N14 BAS= N14W12 S14 E12\$ W12 N14 W21 FST= W16 S14 E16 N14\$ S14\$.													

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