LOT 28 PINE WIND ESTATES S/D UNI
661-280, 710-455, 816-769, WD 10

SHELLEY LANDIS RAY
1052 SW SILOAM ST
LAKE CITY, FL 32024

2026

11-5S-15-00431-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

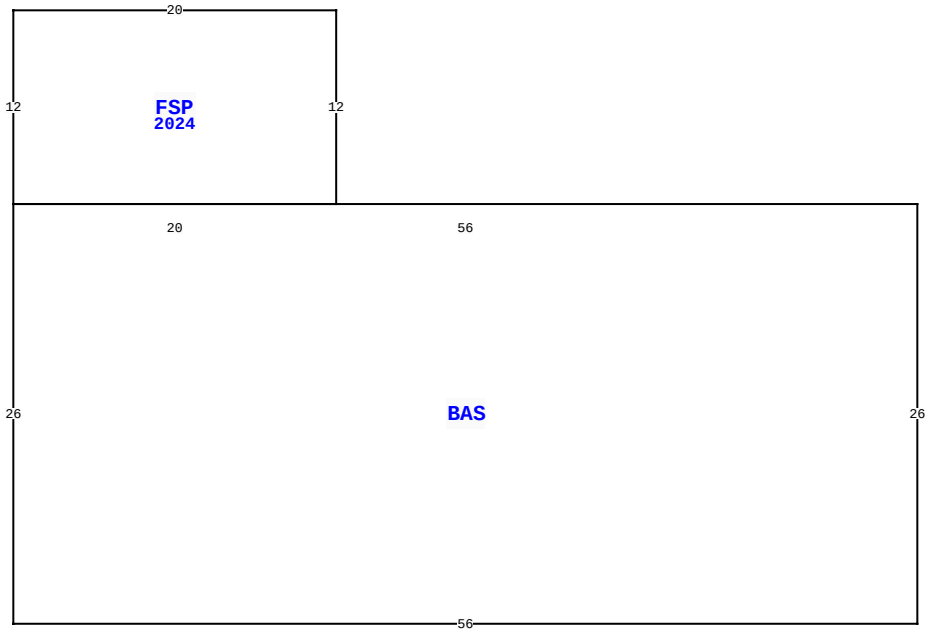
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	104,710
FSP	240	40	2024	96	6,904
TOTALS	1,696			1,552	111,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,552	117.7000	110.64	171,713	2006	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2024 Heated Area: 1456 HX Base Yr 2024



1052 SW SILOAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,613
TOTAL MARKET OB/XF VALUE		15,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		166,613
SOH/AGL Deduction		58,031
ASSESSED VALUE		108,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,860
TOTAL JUST VALUE		166,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1621	10/25/2023	WD	Q	I	01	210,000
GRANTOR: LOVETT HARRY P						
GRANTEE: SHELLEY LANDIS RAY						
1041/2513	3/24/2005	WD	U	I	09	55,000
GRANTOR: J L DICKS						
GRANTEE: SHARRY P & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S26 E56 N26 $
FSP=[YR=2024;ORIG=-56,0] N12 E20 S12 W20 $
.

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	0031	BARN,MT AE	0	100	18	30	540.00	UT	10.00	10.00	100	2005	2005	3	100	5,400	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/01/2023 BY TP Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/06/2025 BY SYS