LOT 5 THE CROSSROADS UNIT 2.
EX .50 ACRE OFF N SIDE DESC IN O

BAILEY CHRISTOPHER MICHAEL/DAVIS SHERRY DIANE
200 SW PINE RIDGE CT
LAKE CITY, FL 32024

2026

12-5S-15-00447-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

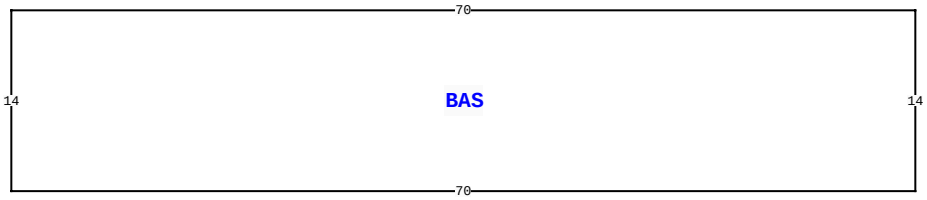
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	18,608
TOTALS	980			980	18,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	79.1100	47.47	46,521	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 67% - 2022 Heated Area: 980 HX Base Yr 2022



200 SW PINE RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,608
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		76,408
SOH/AGL Deduction		15,964
ASSESSED VALUE		60,444
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		35,444
TOTAL JUST VALUE		76,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,408

LAND:1:1: 5.01 AC WET AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24033	M H	439	01/11/2006
7811	M H	100	11/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0048	6/24/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JODY						
GRANTEE: JAMES W POPE JR (LE						
0779/1305	8/28/1993	WD	Q	V		12,000
GRANTOR: GULF ATLANTIC						
GRANTEE: POPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S14 E70 N14$.

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	0294	SHED WOOD/	0	67	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0263	PRCH,USP	0	67	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	67	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	67	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	67		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00	49,500							

REVIEW DATE 07/11/2016 BY DF Total Acres: 4.51 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 11/07/2025 BY SYS