

LOT 6 THE CROSSROADS UNIT 2.
771-2177, 2183, WD 1314-2570, QC

DAVIS SHERRY
205 SW PINE RIDGE CT
LAKE CITY, FL 32024

2026

12-5S-15-00447-106



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	12515.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,705	100
FOP	104	35
TOTALS	1,809	1,741
TOTALS	1,809	47,592

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,741	113.9000	68.34	118,980	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2022 Heated Area: 1705 HX Base Yr 2022													
8 13 FOP 13 8 14 BAS 27 59 67													
205 SW PINE RIDGE CT, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				47,592			
TOTAL MARKET OB/XF VALUE				18,400			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				120,992			
SOH/AGL Deduction				33,887			
ASSESSED VALUE				87,105			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				36,383			
TOTAL JUST VALUE				120,992			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				120,992			
XFOB:1:1: FLAMINGO MH							