COMM SW COR OF SEC, BEING ON
C/L OF CR-240, RUN N 2278.44
FT FOR POB, CONT N 349.49 FT,

ELKINS ELMER
538 SW PINE RIDGE CT
LAKE CITY, FL 32024

2026

12-5S-15-00447-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

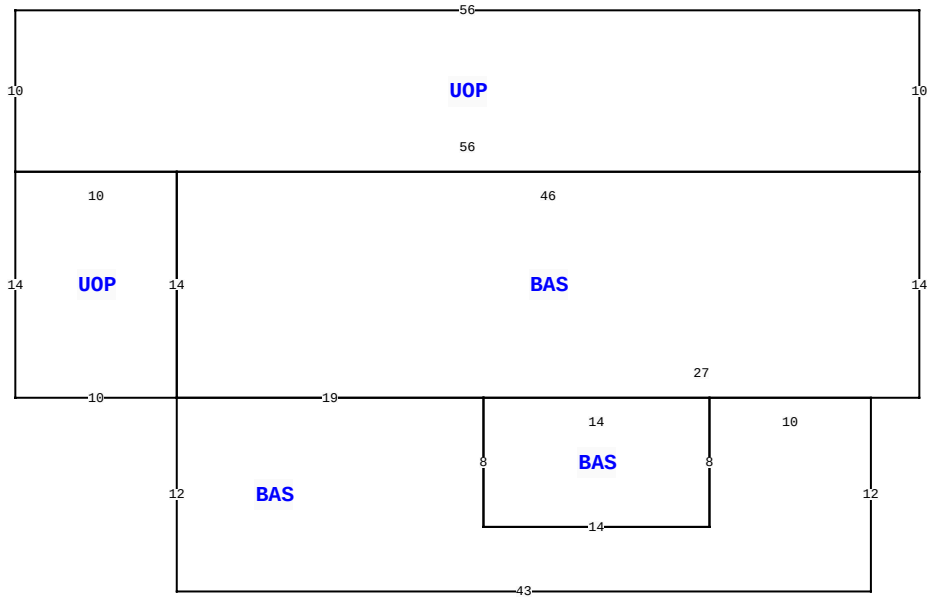
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 12515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	2,578
BAS	404	100		404	9,298
BAS	644	100		644	14,822
UOP	140	25		35	806
UOP	560	25		140	3,222
TOTALS	1,860			1,335	30,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,335	95.9000	57.54	76,816	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1160 HX Base Yr 2009



538 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		30,726
TOTAL MARKET OB/XF VALUE		13,922
TOTAL LAND VALUE - MARKET		98,800
TOTAL MARKET VALUE		60,468
SOH/AGL Deduction		27,844
ASSESSED VALUE		32,624
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		2,624
TOTAL JUST VALUE		143,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,448

BLDG:1:2: MH WITH ADDITIONS
SALE:1:1: LOT 5 PINE RIDGE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26757	TR/TRAILER	189	02/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/1325	12/24/2009	QC	U	I	11	100
GRANTOR: JUANA Y ELKINS						
GRANTEE: ELMER ELKINS						
1029/0297	10/25/2004	WD	Q	V		36,000
GRANTOR: BETTY J ODELL						
GRANTEE: ELMER & JUANA Y ELK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= W10 S14 E10 N14$ S14 BAS= S12 E43 N12 W10 S8 W14 N8 W19$ E19 BAS= S8 E14 N8 W14$ E27 N14 $ UOP= N10 W56 S10 E56$.

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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	
2	0294	SHED WOOD/	0	100	12	15	180.00	UT	11.00	11.00	60	2009	2009	3	60	1,188	
3	0070	CARPORT UF	0	100	12	20	240.00	UT	1.50	1.50	100	2009	2009	3	100	360	
4	0070	CARPORT UF	0	100	18	26	468.00	UT	1.50	1.50	100	2009	2009	3	100	702	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0255	MBL HOME S	0	100	14	48	672.00	UT	1.00	1.00	100	2009	2009	3	100	672	
7	0041	BARN,MACH	0	0	42	54	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,922

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	1.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	13,300							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/13/2016 BY DF Total Acres: 10.40 Total Land Value: 15,820 Market: 85,500 Agricultural: 2,520 Common: 13,300 PRINTED 11/07/2025 BY SYS