COMM NE COR OF SW1/4, S 727.99 F
S 349.37 FT, W 1296.89 FT, N 349
1296.66 FT TO POB. (AKA LOT 12 P

SHRADER BRIAN LEE/GILKS MARY Y
423 SW PINE RIDGE CT
LAKE CITY, FL 32024

2026

12-5S-15-00447-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

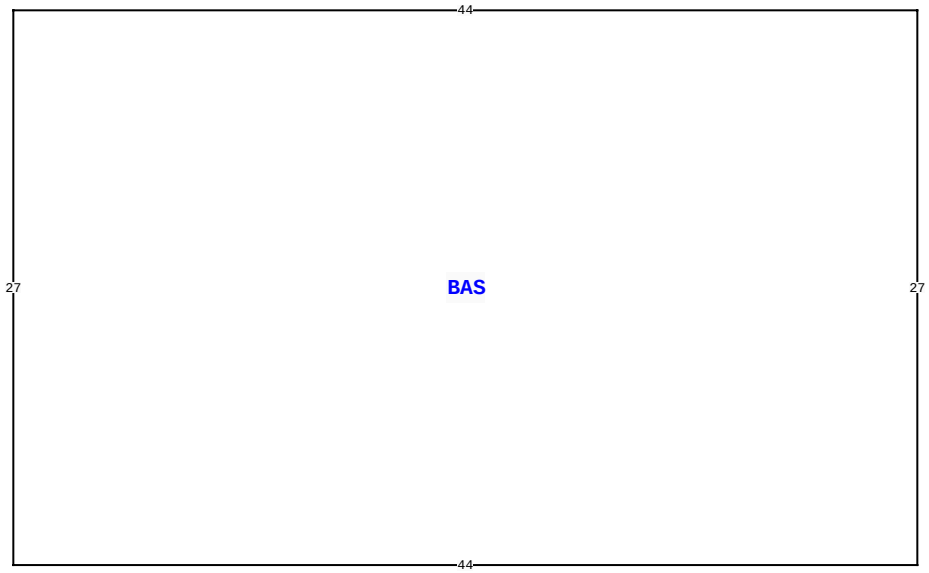
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
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	1,188	100		1,188	69,959
TOTALS	1,188			1,188	69,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 100% - 2025 Heated Area: 1188 HX Base Yr 2025



423 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		69,959
TOTAL MARKET OB/XF VALUE		10,520
TOTAL LAND VALUE - MARKET		98,800
TOTAL MARKET VALUE		179,279
SOH/AGL Deduction		0
ASSESSED VALUE		179,279
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		123,557
TOTAL JUST VALUE		179,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16961	M H	125	05/15/2000
14286	M H	125	07/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1386	6/27/2023	WD	U	I	37	97,500
GRANTOR: BLAKE ROBERTA I						
GRANTEE: SHRADER BRIAN LEE						
0811/0850	9/16/1995	WD	Q	V		18,000
GRANTOR: GULF ATLANTIC LAND &						
GRANTEE: GEORGE & ROBERTA BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	1998	1998	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	20	24	480.00	UT	1.50	1.50	100	2013	2013	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 10,520

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	10.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	98,800							

REVIEW DATE 08/23/2023 BY ME Total Acres: 10.40 Total Land Value: 98,800 Market: 0 Agricultural: 0 Common: 98,800 PRINTED 11/07/2025 BY SYS