W1/2 LOT 2 BLK A PINEMOUNT HEIGH

851-434, DC 936-582, PB 1036-277

WARN STEVEN R
197 SW WEIRSDALE PL
LAKE CITY, FL 32024

2026

14-4S-15-00367-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

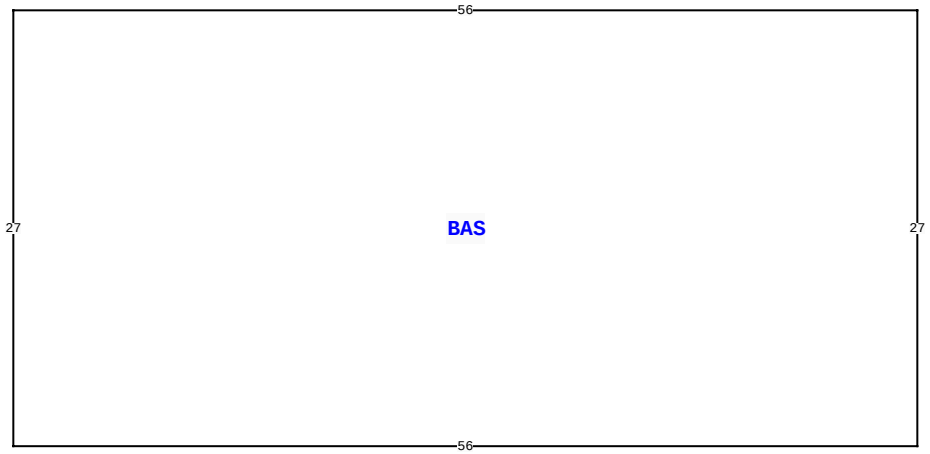
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	14415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	161,822
TOTALS	1,512			1,512	161,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	118.8000	117.61	177,826	2005	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



197 SW WEIRSDALE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,822
TOTAL MARKET OB/XF VALUE		14,100
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		213,422
SOH/AGL Deduction		156,599
ASSESSED VALUE		56,823
TOTAL EXEMPTION VALUE	HX HB	31,823
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		213,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38308	MAINT/ALTR	75	07/02/2019
23628	M H	0	09/20/2005
12331	M H	125	03/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/412	12/22/2021	WD	Q	I	01	179,900
GRANTOR: SEETARAM KISHORE						
GRANTEE: WARN STEVEN R						
1434/2308	3/31/2021	WD	Q	I	03	126,000
GRANTOR: BSK PROPERTIES LLC						
GRANTEE: SEETARAM KISHORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0210	GARAGE U	0	100	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	250	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 14,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	37,500.00	37,500.00	37,500							

REVIEW DATE 07/30/2024 BY JB Total Acres: 2.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/18/2025 BY SYS