COMM NW COR OF SE 1/4 , RUN E AL
335.36 FT, S 413.51 FT FOR POB,
200 FT, N 218 FT, W 200 FT TO PO

WILKERSON JOSEPH A/WILKERSON DAWN MARIE
291 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

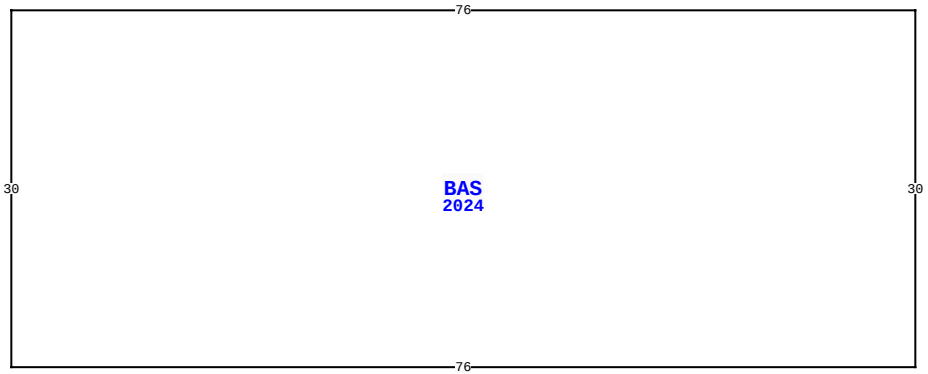
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	253,205
TOTALS	2,280			2,280	253,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	113.5000	116.90	266,532	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2024 Heated Area: 2280 HX Base Yr 2008



291 SW LEGION DR, 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		253,205
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		275,205
SOH/AGL Deduction		40,271
ASSESSED VALUE		234,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,212
TOTAL JUST VALUE		275,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045923	Mobile Home		11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/871	12/01/2022	WD	U	I	11	100
GRANTOR: WILKERSON BILLY J						
GRANTEE: WILKERSON JOSEPH A						
1101/0905	11/07/2006	WD	Q	I	06	100
GRANTOR: BILLY J & LINDA L WIL						
GRANTEE: JOSEPH A & DAWN MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,11] E76 S30 W76 N30 $
.

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	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/19/2024 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2025 BY SYS