COMM NE COR OF S1/2 OF S1/3 OF S
331 FOR POB, W 686.20 FT TO RD,
686.20 FT, N 330 FT TO POB.

COLLINS TIMOTHY/COLLINS WANDA
609 NW MCCALL TER
LAKE CITY, FL 32055

2026

18-3S-17-05060-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

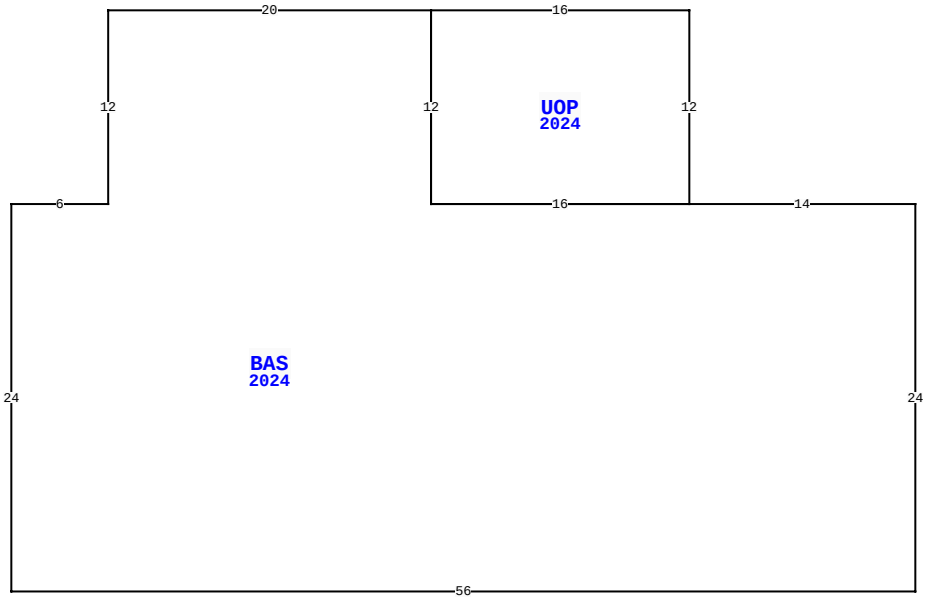
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2024	1,584	41,057
UOP	192	25	2024	48	1,244
TOTALS	1,776			1,632	42,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	108.0000	64.80	105,754	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 1584 HX Base Yr 2024



609 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		42,302
TOTAL MARKET OB/XF VALUE		16,650
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		84,952
SOH/AGL Deduction		12,735
ASSESSED VALUE		72,217
TOTAL EXEMPTION VALUE	HX HB	33,907
BASE TAXABLE VALUE		38,310
TOTAL JUST VALUE		84,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050837	Electrical Servic	0	09/16/2024
20134	REMODEL	60	11/13/2002
12507	M H	125	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/158	11/02/2023	LE	U	I	14	100
GRANTOR: COLLINS TIMOTHY						
GRANTEE: COLLINS TIMOTHY (EN						
1503/156	11/02/2023	QC	U	I	11	100
GRANTOR: COLLINS JOHN W						
GRANTEE: COLLINS TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] S24 E56 N24 W14 W16 N12 W20 S12 W6 $
UOP=[YR=2024;ORIG=76,8] E16 S12 W16 N12 $
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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	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,650

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		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	0.75	6,500.00	4,875.00	19,500							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 5.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/07/2025 BY SYS