LOT 3 PINE RIDGE S/D.

756-1630, WD 1466-2005

COURSON JERRY W/COURSON TARA O
PO BOX 966
LAKE CITY, FL 32056

2026

21-3S-16-02240-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

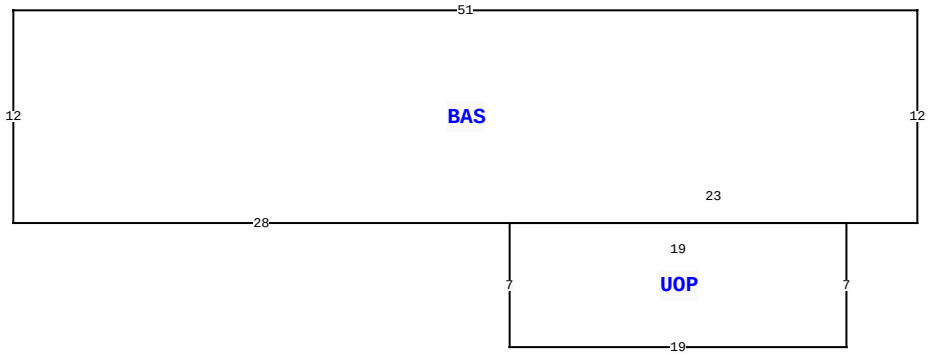
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	13,484
UOP	133	25		33	727
TOTALS	745			645	14,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	645	91.8000	55.08	35,527	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 612 HX Base Yr



253 NW STARLING TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,211
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	43,611
SOH/AGL Deduction	1,505
ASSESSED VALUE	42,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,106
TOTAL JUST VALUE	43,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,611

LAND:1:1: LOW AND WET CHECKED BY JDC 2-91; 0.73 AC

SALE:1:1: LOT 3 PINE RIDGE & MH (LENVIL MTG HOLDER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2005	5/11/2022	WD	U	I	37	24,400
GRANTOR: CURRY JACQUELINE M						
GRANTEE: COURSON JERRY W						
0756/1630	2/01/1992	WD	U	I	11	13,500
GRANTOR: LENVIL DICKS						
GRANTEE: JACQUELINE CURRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S12 E28 UOP= S7 E19 N7 W19$ E23 N12$.

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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0102	C	SFR/MH	0		RSF/MH	131.00	243.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/14/2025 BY SYS