LOT 7 PINE RIDGE S/D.
665-183, 773-1539, 844-1070,
845-1337, CT 1159-2581, WD

SMITH JACLYN M
162 NW HARBOUR WAY
LAKE CITY, FL 32055

2026

21-3S-16-02240-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

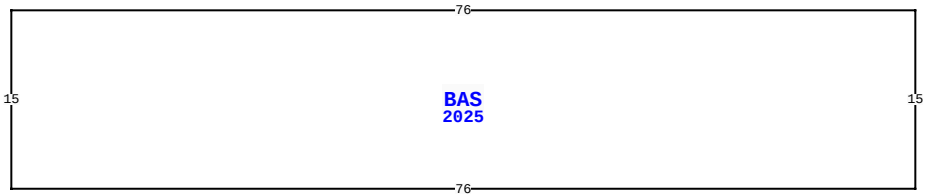
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	21316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2025	1,140	125,528
TOTALS	1,140			1,140	125,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.5000	112.36	128,090	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 1140 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,528
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	154,028
SOH/AGL Deduction	0
ASSESSED VALUE	154,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,028
TOTAL JUST VALUE	154,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050797	Mobile Home		09/11/2024
000050698	Right-of-Way Acce		08/29/2024
7094	M H	60	04/28/1993
7079	M H	60	04/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1437	4/01/2013	WD	Q	I	01	30,000
GRANTOR: SHIRLEY HITSON & BUDD						
GRANTEE: JACLYN M SMITH						
1159/2581	9/24/2008	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: HITSON & JOHNSON						

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

162 NW HARBOUR WAY, LAKE CITY

BUILDING NOTES

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,19] E76 S15 W76 N15 $
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LAND DESCRIPTION

TOTAL OB/XF 6,500

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	0		RSF/MH	61.00	243.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 10/11/2024 BY JB Total Acres: 0.90 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/14/2025 BY SYS