LOT 8 PINE RIDGE S/D.
WD 1044-725, 726.

PHILLIPS PATRICK JAY
170 NW HARBOUR WAY
LAKE CITY, FL 32055

2026

21-3S-16-02240-008

BUILDING CHARACTERISTICS

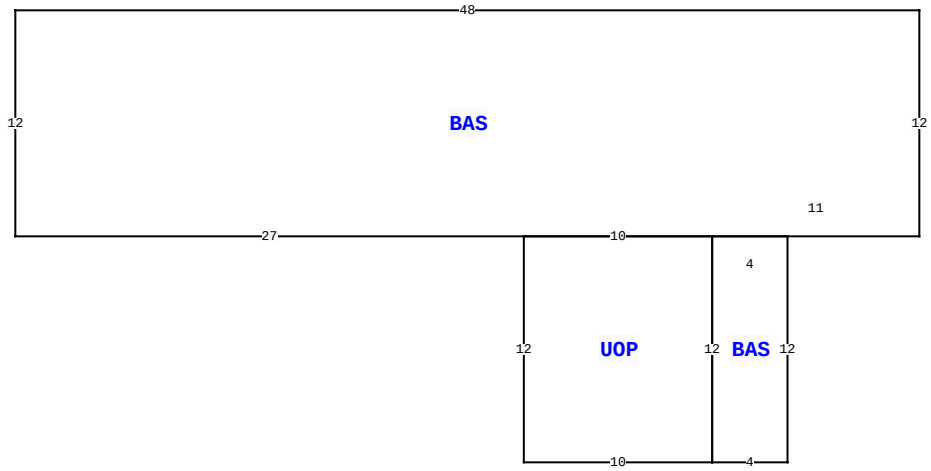
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	48	100		48	932
BAS	576	100		576	11,186
UOP	120	25		30	583
TOTALS	744			654	12,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	654	80.9100	48.55	31,752	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 624 HX Base Yr 2007



170 NW HARBOUR WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		12,701
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		59,701
SOH/AGL Deduction		28,707
ASSESSED VALUE		30,994
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,994
TOTAL JUST VALUE		59,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,701

PRMT:1:1: M/H POLE

XFOB:1:1: BELMT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7204	PUMP/UTPOL	25	05/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0725	4/12/2005	WD	U	I	08	17,000
GRANTOR: LENVIL H DICKS						
GRANTEE: BEATRICE FOSTER						
1044/0726	4/11/2005	WD	Q	I		22,000
GRANTOR: BEATRICE FOSTER						
GRANTEE: PATRICK JAY PHILLIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E27 UOP= S12 E10 N12 W10$ E10 BAS= S12 E4 N12 W4$ E11 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	2.00	22,000.00	44,000.00	44,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 2.79 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/14/2025 BY SYS