(AKA PART OF LOT 1, LEON MCCALL'
DESC AS): COMM SW COR OF SEC, RU
NW 238.59 FT FOR POB, CONT NW 12

RAGAN DYLAN
113 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02264-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

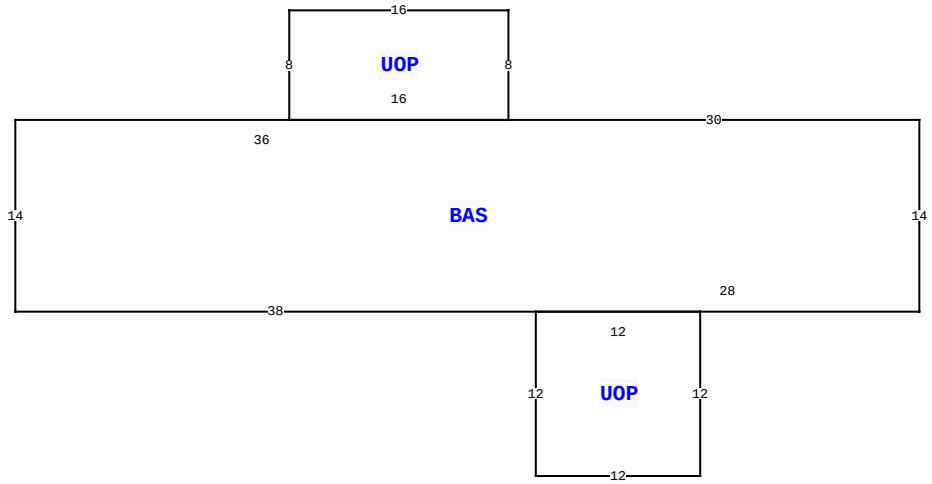
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,918
UOP	128	25		32	620
UOP	144	25		36	698
TOTALS	1,196			992	19,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	992	80.8000	48.48	48,092	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 924 HX Base Yr 2023



113 NW PINELLAS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		19,237
TOTAL MARKET OB/XF VALUE		10,540
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		44,177
SOH/AGL Deduction		1,638
ASSESSED VALUE		42,539
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,539
TOTAL JUST VALUE		44,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2710	12/28/2022	QC	U	I	11	100
GRANTOR: HUGHES LEIGH						
GRANTEE: RAGAN DYLAN						
1481/2708	12/28/2022	QC	U	I	11	100
GRANTOR: BRYANT ERIC						
GRANTEE: RAGAN DYLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W16 S8 E16$ W36 S14 E38 UOP= S12 E12 N12 W12$ E28 N14$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	40	1993	1993	3	40	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	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 10,540

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	100		RSF/MH	0.00	0.00	0.80	AC		1.00	1.00	1.20	15,000.00	18,000.00	14,400							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.80 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/19/2025 BY SYS