(AKA PART OF LOT 2, LEON MCCALL'S SURVEY UNR DESC AS): COMM SW COR OF SEC, RUN E

NICHOLS WILLIAM TROY
161 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02264-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

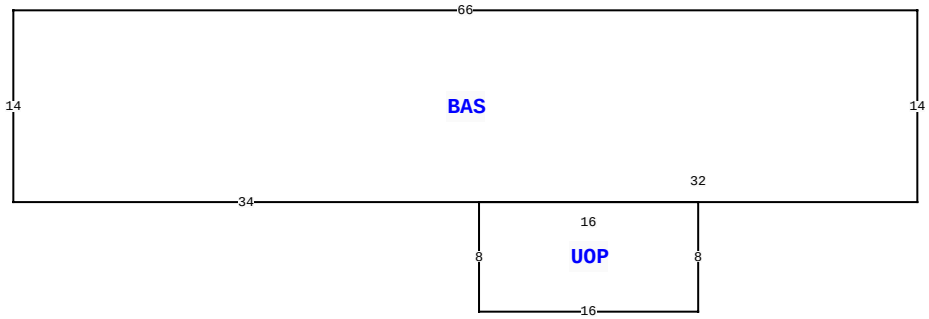
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	40,648
UOP	128	25		32	1,408
TOTALS	1,052			956	42,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	112.8000	67.68	64,702	1988	2010	0	0	0	35.00	65.00

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



161 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		42,056
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		64,256
SOH/AGL Deduction		0
ASSESSED VALUE		64,256
TOTAL EXEMPTION VALUE	HX HB	39,256
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		64,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,197

XFOB:1:1: LIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1427/1885	12/26/2020	WD	Q	I	01	62,000
GRANTOR: GRAY PATRICK & CONNIE						
GRANTEE: NICHOLES WILLIAM TR						
1397/1111	10/23/2019	WD	Q	I	01	32,000
GRANTOR: KEVIN ALLEN DOUGLAS &						
GRANTEE: PATRICK & CONNIE GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E34 UOP= S8 E16 N8 W16$ E32 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS