(PART OF LOT 8, LEON MCCALL'S
SURVEY UNR DESC AS):
COMM NW COR OF SW1/4, S

SUTTON HOLLY DEESE
224 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02265-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

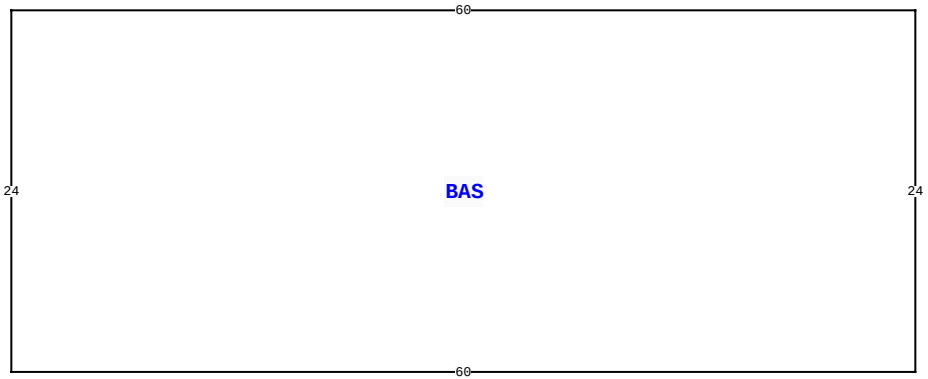
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,440	100		1,440	86,288
TOTALS	1,440			1,440	86,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	115.9000	108.95	156,888	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1440 HX Base Yr 2012



224 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		86,288
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		109,288
SOH/AGL Deduction		63,830
ASSESSED VALUE		45,458
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,458
TOTAL JUST VALUE		109,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0034	6/15/2011	WD	U	I	11	100

GRANTOR: CHARLES HARRINGTON &

GRANTEE: HOLLY DEESE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	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 7,000

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		A-1	0.00	0.00	0.80	AC		1.00	1.00	1.00	20,000.00	20,000.00	16,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.80 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/18/2025 BY SYS