COMM NE COR, RUN W 1948.38 FT
FOR POB, RUN S 599.10 FT, W
220 FT, N 595.12 FT, E 220 FT

REGISTER WILLIE E/REGISTER KATHLEEN
KATHLEEN REGISTER AS TRUSTEES, 204 SE PINCREST PL
LAKE CITY, FL 32025

**2026**

**25-4S-16-03141-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 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 |

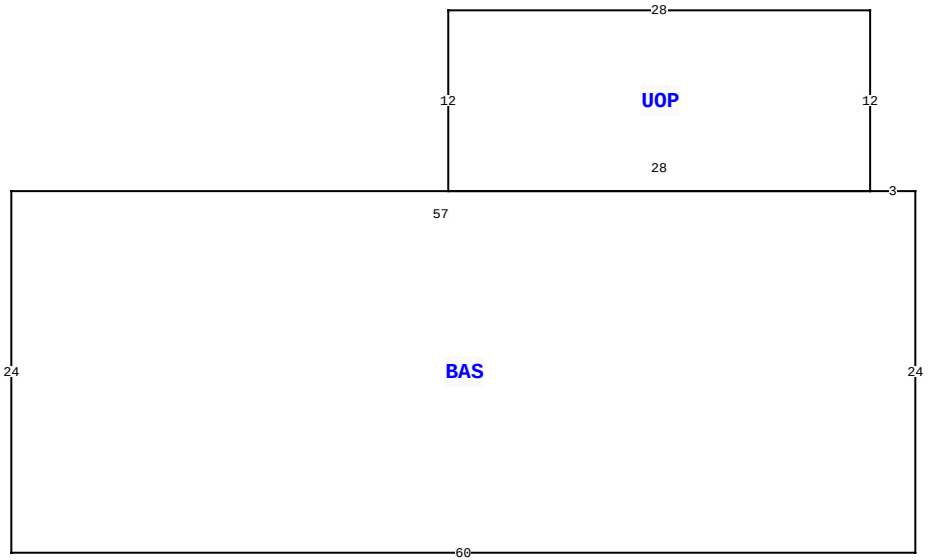
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 25416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 40,055 |
| UOP | 336 | 25 | | 84 | 2,336 |
| TOTALS | 1,776 | | | 1,524 | 42,392 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,524 | 115.9000 | 69.54 | 105,979 | 1979 | 1979 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

485 SW BILLOWING GLN, LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 42,392 |
| TOTAL MARKET OB/XF VALUE | 8,150 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 80,542 |
| SOH/AGL Deduction | 1,466 |
| ASSESSED VALUE | 79,076 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,076 |
| TOTAL JUST VALUE | 80,542 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 80,542 |

XFOB:1:1: SKYLARK M H

BLDG:1:1: SKYLARK MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1344/0996 | 9/18/2017 | WD | U | I | 11 | 100 |

GRANTOR:WILLIE E & KATHLEEN R

GRANTEE:WILLIE & KATHLEEN R

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W3 UOP= N12 W28 S12 E28$ W57 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 | 0296 | SHED METAL | 0 | 0 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 200.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,150

| 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 | 0 | | *RSFMH | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 30,000 | | | | | | | |

REVIEW DATE 06/25/2019 BY KR Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS