COMM NW COR OF NE1/4 OF SW1/4,
RUN S 989.39 FT FOR POB, RUN
E 263.86 FT, S 165.09 FT, W

SHELDON JOSEPH E/SHELDON DONNA K
460 NW WILKS LN
LAKE CITY, FL 32055

2026

27-3S-16-02321-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

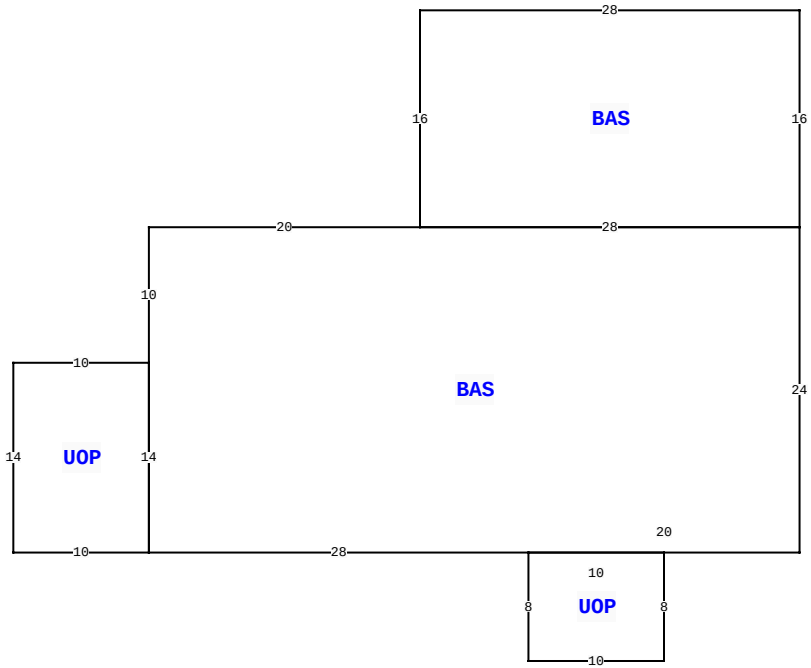
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	12,462
BAS	1,152	100		1,152	32,044
UOP	80	25		20	556
UOP	140	25		35	974
TOTALS	1,820			1,655	46,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,655	115.9000	69.54	115,089	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1600 HX Base Yr 2002



460 NW WILKS LN, 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		46,036
TOTAL MARKET OB/XF VALUE		4,236
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		60,022
SOH/AGL Deduction		24,157
ASSESSED VALUE		35,865
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,865
TOTAL JUST VALUE		60,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1590	10/15/2001	WD	Q	V	01	100
GRANTOR: JAMES & BARBARA WILKS						
GRANTEE: JOSEPH & DONNA SHEL						
0921/1765	2/27/2001	WD	Q	V	01	100
GRANTOR: JAMES & BARBARA WILKS						
GRANTEE: JOSEPH & DONNA SHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 UOP= W10 S14 E10 N14$ S14 E28 UOP= S8 E10 N8 W10$ E20 N24 BAS= N16 W28 S16 E28$ W28$.

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	16	14	144.00	UT	4.50	4.50	100	2001	2001	3	100	648	
2	0252	LEAN-TO W/	0	100	9	16	144.00	UT	2.00	2.00	100	2001	2001	3	100	288	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,236

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	1.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	9,750							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.00 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/10/2025 BY SYS