LOT 4 BLOCK D WEST LAKE CITY HIL
ADDITION #1.

WILKINSON INDUSTRIES INC
P O BOX 2827
LAKE CITY, FL 32056-2827

2026

27-3S-16-02343-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

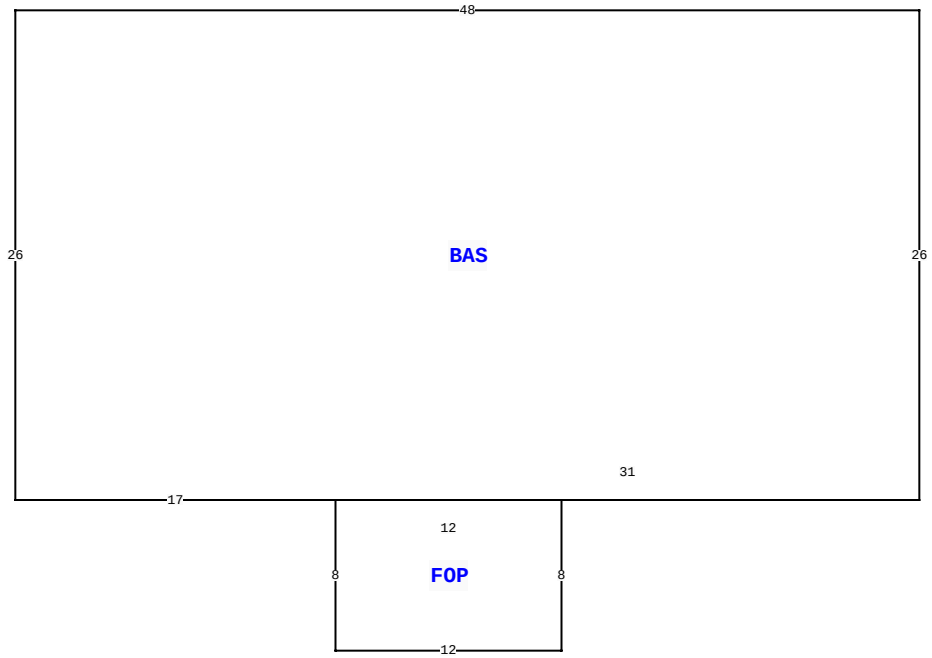
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	27316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,385
FOP	96	35		34	937
TOTALS	1,344			1,282	35,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,282	114.8000	68.88	88,304	1985	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



141 NW SPICE 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	35,322
TOTAL MARKET OB/XF VALUE	9,012
TOTAL LAND VALUE - MARKET	6,800
TOTAL MARKET VALUE	51,134
SOH/AGL Deduction	3,917
ASSESSED VALUE	47,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,217
TOTAL JUST VALUE	51,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,134

XFOB:1:1: SPRI M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1218/0234	7/18/2011	WD	U	I	30	100
GRANTOR: CHARLES ERVIN WILDINS						
GRANTEE: WILKINSON INDUSTRIE						
1105/1485	12/12/2006	WD	Q	I		64,000
GRANTOR: TRIXIE JOHNS FKA TRIX						
GRANTEE: CHARLES E & ROXANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E17 FOP= S8 E12N8 W12$ E31 N26$.

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	0294	SHED WOOD/	0	0	12	18	216.00	UT	14.00	14.00	50	0	0	3	50	1,512	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,012

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		RSF/MH	127.00	187.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.55 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 11/20/2025 BY SYS