

LOT 23 BLOCK A COUNTRY LANE ESTA
787-964, 819-707, 830-1049, 951-

STROUD RUBY CARRINE
101 NW WISHBONE CT
LAKE CITY, FL 32055

2026

28-2S-16-01771-123



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03
NEIGHBORHOOD/LOC		28216.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,978	100	
UOP	264	25	
TOTALS		2,242	2,044
EXTRA FEATURES		120,368	

L N	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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2003	2003	3	100	1,200	
2	0265	PRCH,UEP	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0		1.00	UT 600.00	100	2023	2022		100	600	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	45,000.00	51,750.00	51,750		

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.93

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,044	113.9000	107.07	218,851	2003	2003	0	0	0 45.00	55.00
1 MANUF 1		100% - 2008			Heated Area: 1978				HX Base Yr 2008		
The diagram shows a building footprint with the following dimensions and layout: - Overall width: 52 - Overall height: 31 - Top section width: 20 - Top section height: 6 - Left side of top section: 4 - Right side of top section: 10 - Bottom section width: 36 - Bottom section height: 6 - Left side of bottom section: 31 - Right side of bottom section: 31 - Labels: UOP (top right), BAS (center left), UOP (center right)											
TOTALS		2,242								04/14/2025	MLU

103 NW WISHBONE CT, LAKE CITY										XF DATE INC DATE					LAND DATE AG DATE		04/14/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200									
1.00	UT	0.00	0.00	100	2018	2018	3	100	500									
1.00	UT	7,000.00	7,000.00	100			3	100	7,000									
1.00	UT	800.00	800.00	100	2023	2022		100	800									
1.00	UT	600.00	600.00	100	2023	2022		100	600									

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	45,000.00	51,750.00	51,750		

Market: 0 Agricultural: 0 Common: 51,750

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										3									
VALUATION BY					STANDARD														
Tax Group: 3					Tax Dist:														
BUILDING MARKET VALUE					120,368														
TOTAL MARKET OB/XF VALUE					10,100														
TOTAL LAND VALUE - MARKET					51,750														
TOTAL MARKET VALUE					182,218														
SOH/AGL Deduction					99,564														
ASSESSED VALUE					82,654														
TOTAL EXEMPTION VALUE					98 HX HB														
BASE TAXABLE VALUE					0														
TOTAL JUST VALUE					182,218														
NCON VALUE					0														
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE					182,218														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049316	Remodel	8,691	02/29/2024
36549	M H	582	04/09/2018
20447	M H	125	02/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/1969	2/19/2025	LE	U	I	14	100
GRANTOR: STROUD RUBY CARRINE						
GRANTEE: STROUD RUBY CARRINE						
1249/0492	2/06/2013	QC	U	I	11	100
GRANTOR: EVERETT W STROUD						
GRANTEE: EVERETT & RUBY C ST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 UOP= N10 W20 S6 W16 S4 E36\$ W52 S31 E36 N1 E6 S1 E22 N31\$.									