LOT 8 PINEHILLS S/D.
776-635, 792-1652, LE 907-1634,

LEE CHARLES L JR/SPAHALSKI DONNA
215 NW CONCORD CT
LAKE CITY, FL 32055

2026

28-2S-16-01772-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

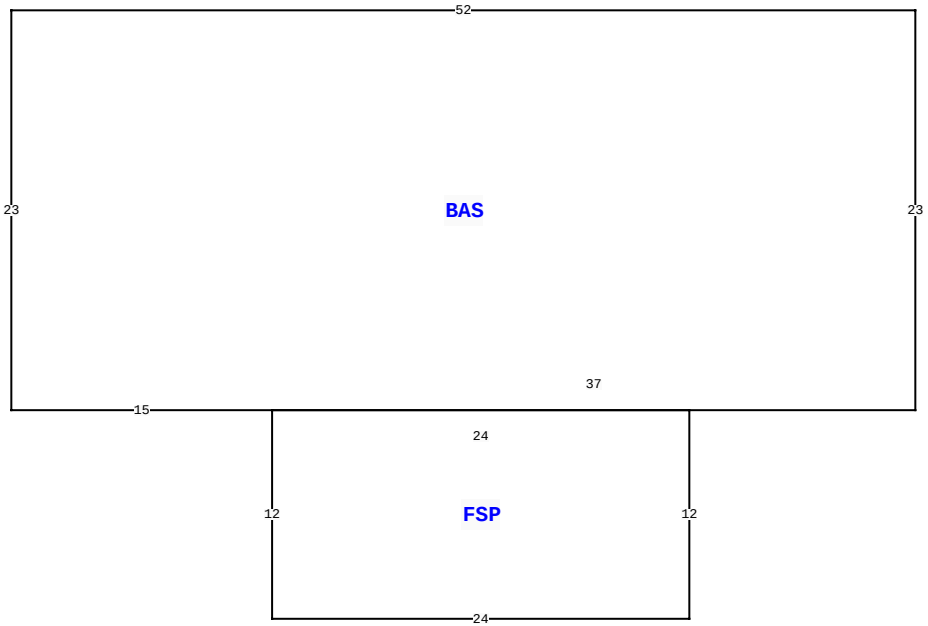
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	33,842
FSP	288	40		115	3,254
TOTALS	1,484			1,311	37,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,311	117.9000	70.74	92,740	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1196 HX Base Yr 2004



215 NW CONCORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,096
TOTAL MARKET OB/XF VALUE		13,596
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		94,692
SOH/AGL Deduction		35,582
ASSESSED VALUE		59,110
TOTAL EXEMPTION VALUE	HX HB	34,110
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,692

XFOB:5:1: NUWAVE TR'L TR
PRMT:2:1: 94 28X52 MH
SALE:2:1: RE-RECORDED
SALE:1:1: LOT 8 PINE HILLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8081	M H	125	02/22/1994
7076	M H	60	04/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/2288	5/29/2003	WD	Q	I		55,000
GRANTOR: PAULINE TOMPKINS						
GRANTEE: CHARLES L LEE JR &						
0907/1634	7/31/2000	WD	Q	I	01	100
GRANTOR: H F MORGAN (AS TO LIF						
GRANTEE: PAULINE TOMPKINS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E15 FSP= S12 E24 N12 W24$ E37 N23$.

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	0297	SHED CONCR	0	100	8	31	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	4.50	4.50	100	0	0	3	100	1,296	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	24	50	1,200.00	UT	2.50	2.50	100	0	0	3	100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 13,596

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	LT		1.00	1.00	1.10	40,000.00	44,000.00	44,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.54 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/17/2025 BY SYS