PART OF LOT LOT 9 PINEHILLS S/D:
SAID LOT 9, E 203 FT, S 221.20 F
TO W LINE OF SAID LOT 9, N 19 DE

WILLIAMS COREY L
243 NW CONCORD CT
LAKE CITY, FL 32055

2026

28-2S-16-01772-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

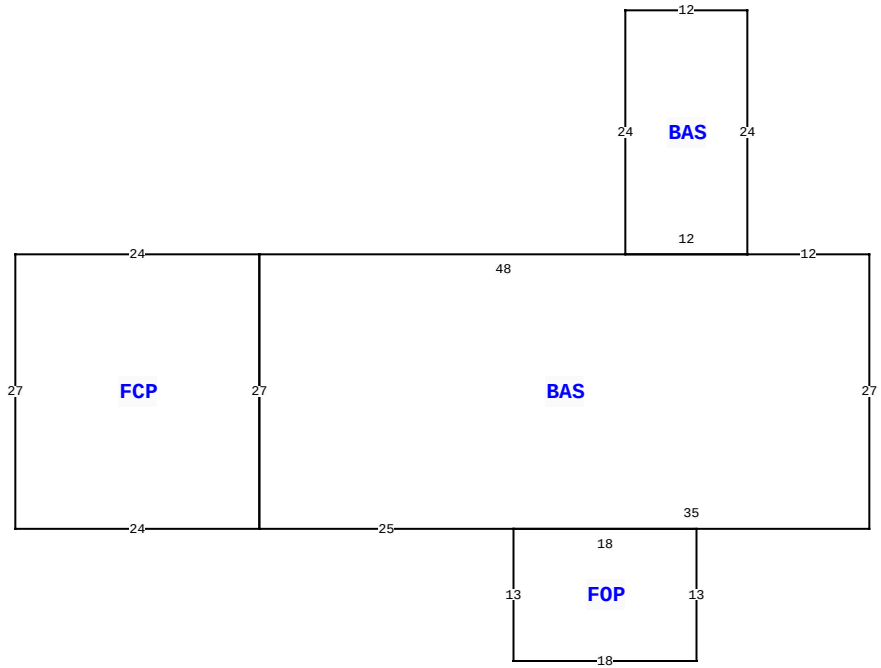
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 60
Exterior Wall	03	BELOW AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	288	100		288	6,799
BAS	1,620	100		1,620	38,245
FCP	648	25		162	3,824
FOP	234	35		82	1,936
TOTALS	2,790			2,152	50,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,152	98.3700	59.02	127,011	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1908 HX Base Yr



243 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		50,804
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		94,054
SOH/AGL Deduction		45,381
ASSESSED VALUE		48,673
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,673
TOTAL JUST VALUE		94,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054371	Right-of-Way Acce		10/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/2062	1/31/2011	WD	U	I	11	100
GRANTOR: COREY, RONALD W & GWE						
GRANTEE: COREY L WILLIAMS						
0897/0467	2/17/2000	WD	Q	I		69,400
GRANTOR: TIMMONS'						
GRANTEE: COREY & GWENDOLYN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N24 W12 S24 E12$ W48 FCP= W24 S27 E24 N27$ S27 E25 FOP= S13 E18 N13 W18$ E35 N27$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	0.85	40,000.00	34,000.00	34,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.01 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/18/2025 BY SYS