S1/2 OF W1/2 OF E1/2 OF
NE1/4 OF NW1/4 & S1/2 OF E1/2
OF E1/2 OF W1/2 OF NE1/4 OF

WALKER JUNE
283 NW PINECONE CT
LAKE CITY, FL 32055

2026

30-2S-16-01788-006

BUILDING CHARACTERISTICS

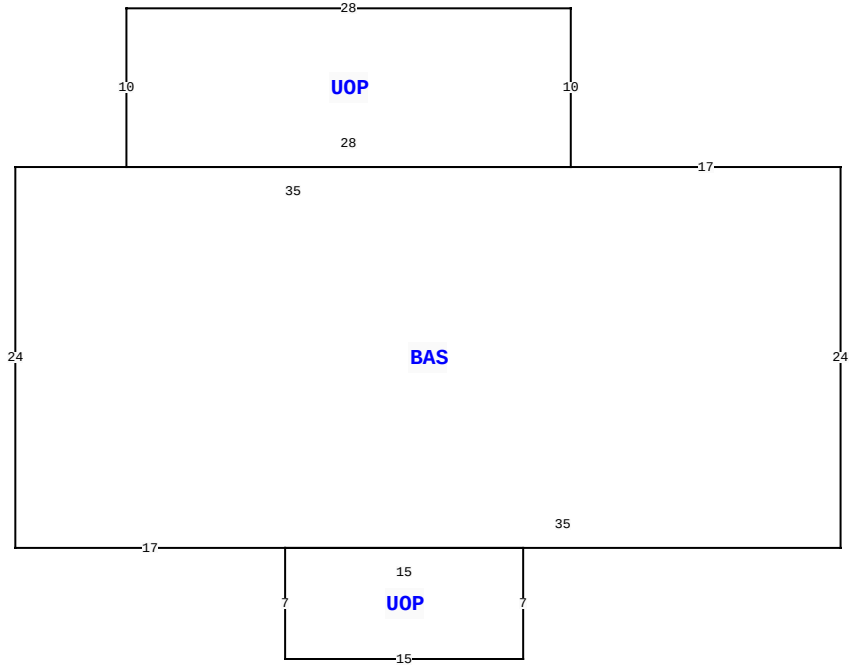
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,014
UOP	105	25		26	730
UOP	280	25		70	1,964
TOTALS	1,633			1,344	37,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.9000	70.14	94,268	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1248 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

283 NW PINECONE CT, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,707
TOTAL MARKET OB/XF VALUE		10,950
TOTAL LAND VALUE - MARKET		40,880
TOTAL MARKET VALUE		89,537
SOH/AGL Deduction		47,663
ASSESSED VALUE		41,874
TOTAL EXEMPTION VALUE	HX HB SX WX	41,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		89,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,537

XFOB:5:1: VEGA MH
XFOB:4:1: PALMHARBOR MH
LAND:4:1: MULTI-USE
BLDG:3:1: TIFF MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/2295	9/22/2014	QC	U	I	11	100
GRANTOR: KATHY MARIE FARIS & S						
GRANTEE: KEVIN MARK WALKER						
1137/0898	12/29/2006	QC	Q	I	01	100
GRANTOR: RUFUS M & D JUNE WALK						
GRANTEE: KATHY MARIE FARIS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W28 S10 E28$ W35 S24 E17 UOP= S7 E15 N7 W15$ E35 N24$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,950

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		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	24,500							
2	0200	C	MBL HM	100		00	0.00	0.00	2.34	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,380							

REVIEW DATE 12/14/2022 BY JD Total Acres: 5.84 Total Land Value: 40,880 Market: 0 Agricultural: 0 Common: 40,880 PRINTED 11/17/2025 BY SYS