COMM AT SE COR OF NE1/4 OF
NW1/4, RUN W 828.26 FT TO W
LINE OF E1/2 OF E1/2 OF W1/2

WALKER KEVIN M
245 NW PINECONE CT
LAKE CITY, FL 32055

2026

30-2S-16-01788-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

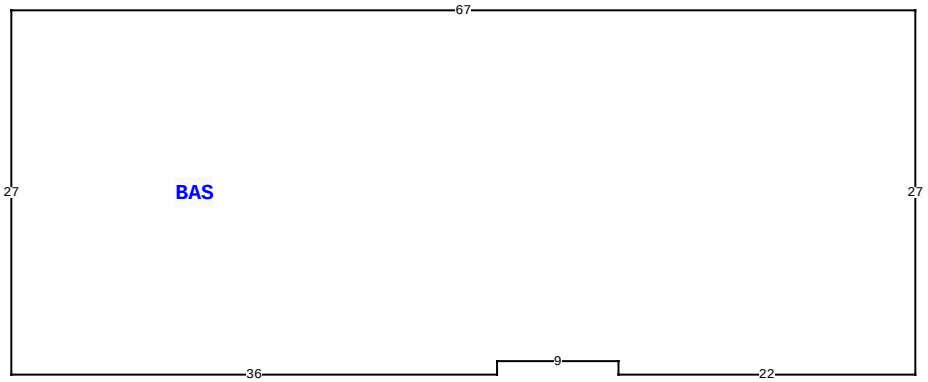
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	105,999
TOTALS	1,800			1,800	105,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 1998 Heated Area: 1800 HX Base Yr 1998



245 NW PINECONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,999
TOTAL MARKET OB/XF VALUE		11,050
TOTAL LAND VALUE - MARKET		14,685
TOTAL MARKET VALUE		131,734
SOH/AGL Deduction		70,446
ASSESSED VALUE		61,288
TOTAL EXEMPTION VALUE	HX HB	35,713
BASE TAXABLE VALUE		25,575
TOTAL JUST VALUE		131,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,734

BLDG:1:1: VEGA MH (RP'D-KEVIN M WALKER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14420	M H	125	08/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/2297	9/22/2014	QC	U	V	11	100
GRANTOR: RUFUS MERLE & DELLA J						
GRANTEE: KEVIN MARK WALKER (						
0841/1172	6/10/1997	QC	Q	V	01	0
GRANTOR: RUFUS & JUNE WALKER						
GRANTEE: KEVIN WALKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E36 N1 E9 S1 E22N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0031	BARN,MT AE	0	100	20	27	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,700	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,050

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.23	AC		1.00	1.00	1.00	2,500.00	2,500.00	575							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.66	AC		1.00	1.00	1.00	8,500.00	8,500.00	14,110							

REVIEW DATE 12/14/2022 BY JD Total Acres: 1.89 Total Land Value: 14,685 Market: 0 Agricultural: 0 Common: 14,685 PRINTED 11/17/2025 BY SYS