LOT 7 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 139

HOLLINGSWORTH DONALD R/HOLLINGSWORTH LARITA
PO BOX 604
LAKE CITY, FL 32056

2026

30-2S-17-04800-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

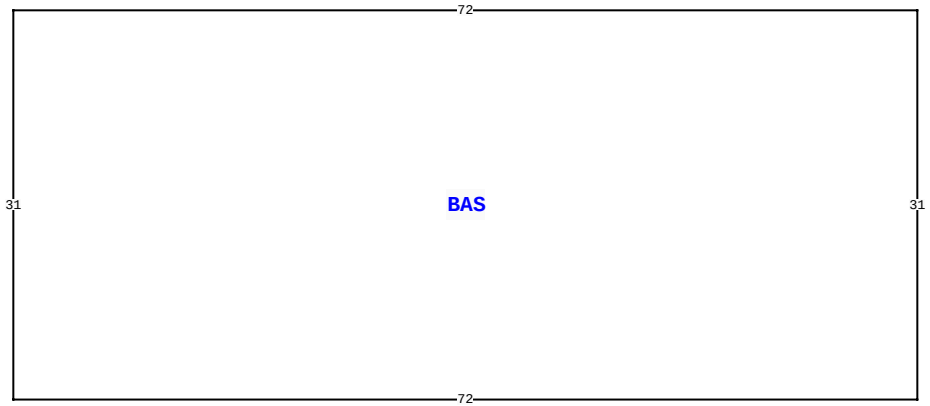
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	245,806
TOTALS	2,232			2,232	245,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,232	117.5000	121.02	270,117	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2021 Heated Area: 2232 HX Base Yr 2021



207 NW IAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,806
TOTAL MARKET OB/XF VALUE		24,420
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		288,226
SOH/AGL Deduction		113,072
ASSESSED VALUE		175,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,432
TOTAL JUST VALUE		288,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40429	M H	0	08/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1250	9/26/2019	WD	Q	V	01	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: DONALD R & LARITA H						
1356/0054	3/15/2018	WD	U	V	11	100
GRANTOR: J C MARSH & SONS INC						
GRANTEE: MINE OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E72 N31$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	17,420	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 24,420

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/24/2020 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/03/2025 BY SYS