LOT 16 PINE HAVEN S/D.
803-1574, 850-750, 930-2973, 968

WILSON SHARON L/GRIFFIS KEITH A
287 SW CANTALOUPE AVE
LAKE CITY, FL 32024-5024

2026

31-5S-16-03744-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

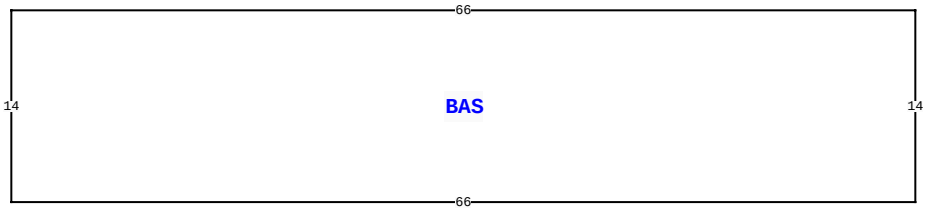
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	52,502
TOTALS	924			924	52,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	109.9000	103.31	95,458	1992	1992	0	0	0	45.00	55.00

2 MANUF 1 100% - 2015 Heated Area: 924 HX Base Yr 2015



287 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,502
TOTAL MARKET OB/XF VALUE		14,400
TOTAL LAND VALUE - MARKET		60,500
TOTAL MARKET VALUE		127,402
SOH/AGL Deduction		65,015
ASSESSED VALUE		62,387
TOTAL EXEMPTION VALUE	HX HB DX	42,387
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		127,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,402

SALE:1:1: WELL & SEPTIC INCLUDED
PRMT:1:1: BIELLING MH RES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32385	M H	325	10/10/2014
19764	M H	125	07/05/2002
19036	TR/TRAILER	75	12/11/2001
12726	M H	125	07/02/1997
11962	M H	125	12/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1118	2/10/2014	CD	U	I	40	45,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: JAMES H & SHARON L						
1249/2442	2/08/2013	QC	U	V	11	9,100
GRANTOR: DEZARAYE M MCKINLEY						
GRANTEE: DEAS BULLARD PROPER						

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	2014	2014	3	100	1,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	55,000.00	60,500.00	60,500							

REVIEW DATE 11/21/2019 BY BC Total Acres: 5.51 Total Land Value: 60,500 Market: 0 Agricultural: 0 Common: 60,500 PRINTED 11/24/2025 BY SYS