LOT 21 PINE HAVEN S/D.

803-1574, 876-2147, 938-1905, WD

SHELTON RUSSELL W/SHELTON GWEN L
197 SW APRICOT CT
LAKE CITY, FL 32024

2026

31-5S-16-03744-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

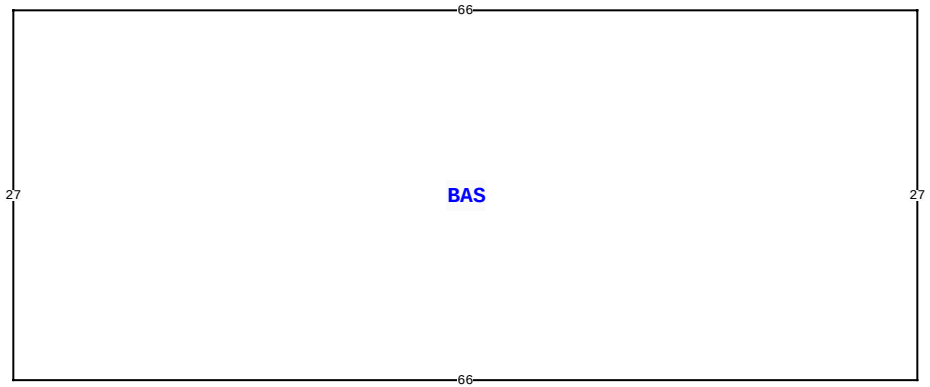
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	31516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	129,347
TOTALS	1,782			1,782	129,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	118.8000	111.67	198,996	1995	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2020 Heated Area: 1782 HX Base Yr 2020



197 SW APRICOT CT, 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		129,347
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		200,347
SOH/AGL Deduction		72,986
ASSESSED VALUE		127,361
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		71,639
TOTAL JUST VALUE		200,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,317

PRMT:1:1: BETTERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13764	M H	125	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1531	5/30/2019	WD	Q	I	01	116,000
GRANTOR: ALBERTO CRUZ & MARIA						
GRANTEE: RUSSELL W & GWEN L						
1350/0352	12/18/2017	WD	Q	I	01	63,900
GRANTOR: KENNETH BOWEN						
GRANTEE: ALBERTO CRUZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	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	0031	BARN,MT AE	0	100	18	24	1.00	UT	0.00	0.00	100	2020	2020	3	100	6,500	
5	0251	LEAN TO W/	0	100	12	24	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2020 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/24/2025 BY SYS