NW DIV: SE1/4 OF BLOCK 27, EX RD
442-196, WD 984-430-432, 985-258

HENDON DERRICK/HENDON DENARSHEA
261 NW WILSON ST
LAKE CITY, FL 32055

2027

00-00-00-11273-000

BUILDING CHARACTERISTICS

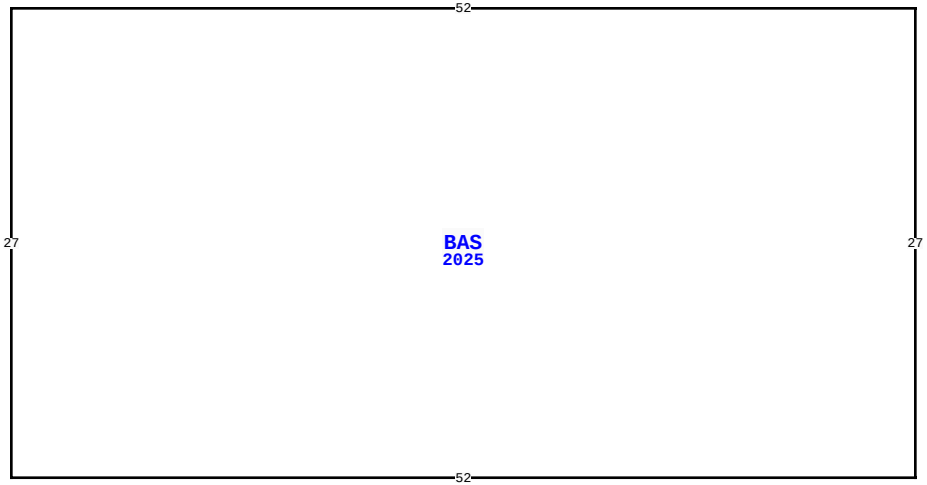
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	71,352
TOTALS	1,404			1,404	71,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,404	115.5000	92.40	129,730	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1404 HX Base Yr



261 NW WILSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,352
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	6,169
TOTAL MARKET VALUE	80,421
SOH/AGL Deduction	0
ASSESSED VALUE	80,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,421
TOTAL JUST VALUE	80,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048816	Mobile Home		12/08/2023
2029	ADDN SFR	45	02/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/785	2/19/2026	WD	U	I	11	100
GRANTOR: HENDON DENARSHEA						
GRANTEE: HENDON DERRICK						
1516/2014	6/12/2024	WD	U	I	11	100
GRANTOR: HENDON OTIS SR						
GRANTEE: HENDON DENARSHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,10] E52 S27 W52 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0210	GARAGE U	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2021	2020		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	0		*RSF-3	0.00	0.00	12,338.00	SF		1.00	1.00	1.00	0.50	0.50	6,169							

REVIEW DATE 06/26/2024 BY JB Total Acres: 0.28 Total Land Value: 6,169 Market: 0 Agricultural: 0 Common: 6,169 PRINTED 11/17/2026 BY SYS