LOT 8 PECAN ACRES S/D.

ORB 637-750, 720-090, 750-656

RILEY PATRICIA S
479 SW PECAN GLN
LAKE CITY, FL 32024

2027

03-5S-16-03458-011

BUILDING CHARACTERISTICS

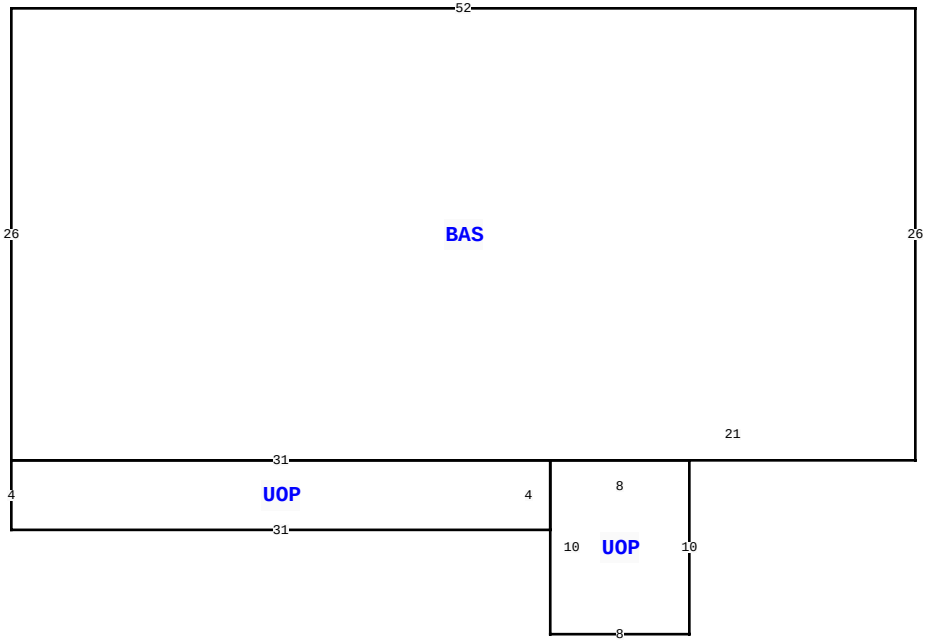
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	3516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	36,796
UOP	80	25		20	544
UOP	124	25		31	844
TOTALS	1,556			1,403	38,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,403	113.4000	68.04	95,460	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1352 HX Base Yr



479 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100	1993	1993	3	100	720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
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	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,184
TOTAL MARKET OB/XF VALUE		9,720
TOTAL LAND VALUE - MARKET		49,060
TOTAL MARKET VALUE		96,964
SOH/AGL Deduction		42,087
ASSESSED VALUE		54,877
TOTAL EXEMPTION VALUE	HX HB	29,877
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,964

SALE:3:1: INCLUDES WELL & SEPTIC

SALE:2:1: REPO

SALE:1:1: LOT 8 PECAN ACRES

BLDG:1:1: KNOX MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30791	MAINT/ALTR	135	02/19/2013
12845	M H	125	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/2155	7/10/2001	WD	Q	I	04	23,000
GRANTOR: JOHN DEAS						
GRANTEE: PATRICIA RILEY						
0768/0644	3/05/1992	AG	U	I	13	23,000
GRANTOR: JOHN DEAS						
GRANTEE: PATRICIA RILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 UOP= S4 E31 N4 W31$ E31 UOP= S10 E8 N10 W8$ E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,720

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		RSF/MH	0.00	0.00	4.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,060							

REVIEW DATE 02/05/2026 BY KS Total Acres: 4.46 Total Land Value: 49,060 Market: 0 Agricultural: 0 Common: 49,060 PRINTED 11/17/2026 BY SYS