PART OF LOT 5 PINE TREE ACRES S/
BEG AT SE COR OF LOT 5, RUN W 25
FT, E 252.71 FT, S 279 FT TO POB

SCOTT GILLIAN
258 SW REMINGTON CT
LAKE CITY, FL 32024

2027

03-6S-17-09578-010

BUILDING CHARACTERISTICS

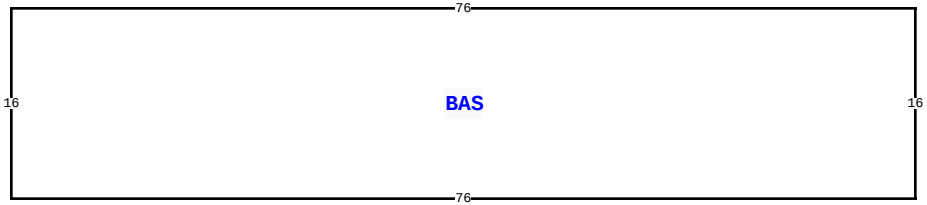
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,963
TOTALS	1,216			1,216	71,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	115.7000	107.60	130,842	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1216 HX Base Yr 2017



258 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,963
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		25,920
TOTAL MARKET VALUE		99,883
SOH/AGL Deduction		51,796
ASSESSED VALUE		48,087
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,087
TOTAL JUST VALUE		99,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,659

SALE:1:1: INCLUDED 09578-009 - SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32904	M H	513	04/23/2015
9090	M H	125	11/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2380	3/27/2015	WD	Q	V	03	20,000
GRANTOR: JESSE WAYNE & KATHY E						
GRANTEE: GILLIAN SCOTT						
0874/1379	2/04/1999	WD	Q	V		20,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	1.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,920							

REVIEW DATE 09/27/2017 BY BC Total Acres: 1.62 Total Land Value: 25,920 Market: 0 Agricultural: 0 Common: 25,920 PRINTED 11/16/2026 BY SYS