

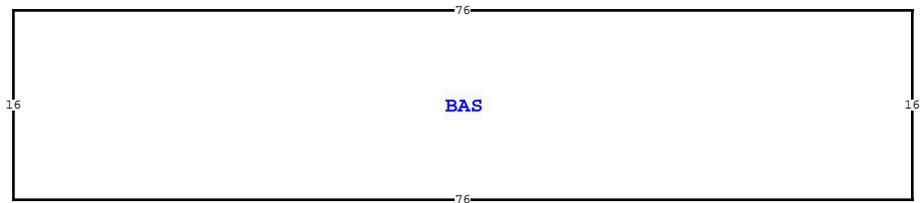
PART OF LOT 5 PINE TREE ACRES S/
 BEG AT SE COR OF LOT 5, RUN W 25
 FT, E 252.71 FT, S 279 FT TO POB

SCOTT GILLIAN
 258 SW REMINGTON CT
 LAKE CITY, FL 32024

2026

03-6S-17-09578-010


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,216	100	
TOTALS	1,216		74,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2017		135,061	1999	1999	0	0	45.00	55.00
				Heated Area: 1216			HX Base Yr	2017			
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
258 SW REMINGTON CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,284
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			25,920
TOTAL MARKET VALUE			102,204
SOH/AGL Deduction			55,518
ASSESSED VALUE			46,686
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			21,686
TOTAL JUST VALUE			102,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,039
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						

EXTRA FEATURES																
L N	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			0.00	100	2017	2017	3	100	500	
2	0264	PRCH, FSP	0	100	0	0			0.00	100	2017	2017	3	100	1,500	
TOTALS												1,216		74,284		

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							