

COMM AT SW COR OF NE1/4 OF NW1/4
 FT, S 38.67 FT FOR POB, RUN E 44
 W 873.19 FT TO A PT ON N'RLY R/W

MORRISON JAMES W/MORRISON PAULA S
 163 NW PIONEER CT
 LAKE CITY, FL 32055

2026

05-3S-16-01972-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	
TOTALS	1,674		136,219

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%	- 2016	Heated Area: 1674			HX Base Yr 2016			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			136,219
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			42,504
TOTAL MARKET VALUE			186,523
SOH/AGL Deduction			94,839
ASSESSED VALUE			91,684
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			40,273
TOTAL JUST VALUE			186,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31658	M H	689	12/20/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0992	12/27/2018	QC	U	I	11	600
GRANTOR: JAMES W & PAULA S MOR						
GRANTEE: JAMES W & PAULA MOR						
1261/2323	9/20/2013	WD	Q	V	01	20,000
GRANTOR: LARRY & ESTHER SENTER						
GRANTEE: JAMES W & PAULA S M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												7,800			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/22/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W54 S31 E54 N31\$.											

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	5.06	AC		1.00	1.00	0.70	12,000.00	8,400.00	42,504							