

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 Floor	14	CARPET	90
Interior Floor	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				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

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			38,962
TOTAL MARKET VALUE			182,981
SOH/AGL Deduction			91,297
ASSESSED VALUE			91,684
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			40,273
TOTAL JUST VALUE			182,981
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	
163 NW PIONEER CT, LAKE CITY	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W54 S31 E54 N31\$.	

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,800																

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	11,000.00	7,700.00	38,962							