

THE E 417 FT OF THE S 550 FT  
OF SE1/4 OF SE1/4, LYING W OF  
US-441. ALSO DESC AS THE E 4

MARKS KRISTINA R JONES  
9452 N US HWY 441  
LAKE CITY, FL 32055-6857

**2026**

08-2S-17-04691-001

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	70
Interior Floor	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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
TOTALS	2,100		2,100
			188,536

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	2,100	113.7000	106.88	224,448	2017	2017	0	0	16.00	84.00														
3 MANUF 1 100% - 2018 Heated Area: 2100 HX Base Yr 2018																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/15/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/15/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				188,536	
TOTAL MARKET OB/XF VALUE				21,100	
TOTAL LAND VALUE - MARKET				28,000	
TOTAL MARKET VALUE				237,636	
SOH/AGL Deduction				115,413	
ASSESSED VALUE				122,223	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				70,812	
TOTAL JUST VALUE				237,636	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				242,125	
XF0B:1:1: PINECREST MH ID#L145OPA & B ON DEED					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
35804	M H	406	09/21/2017		
14199	M H	125	06/25/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0810	9/12/2013	WD	Q	I	01	30,000
GRANTOR: RONALD L ROUSE SR						
GRANTEE: KRISTINA R JONES						
1253/2193	4/30/2013	QC	U	I	11	100
GRANTOR: DWIGHT & NANCY BOND						
GRANTEE: RONALD L ROUSE SR						

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	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	2010	2010	3	100	100	
2	9945	Well/Sept	0	100	0	0		2.00	UT 7,000.00	100			3	100	14,000	
3	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	
4	9946	Well	0	0	0	0		1.00	UT 4,000.00	100			3	100	4,000	

TOTAL OB/XF														21,100	
143 NW BOND CT, LAKE CITY															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W70 S30 E70 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										21,100				
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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							