LOT 1 OAKFIELD ACRES PHASE 2

730-28, 753-2031, 754-1681, QC 9

HILTON NITA A
163 SW PRETORIA CT
LAKE CITY, FL 32024

2027

09-5S-16-03498-201

BUILDING CHARACTERISTICS

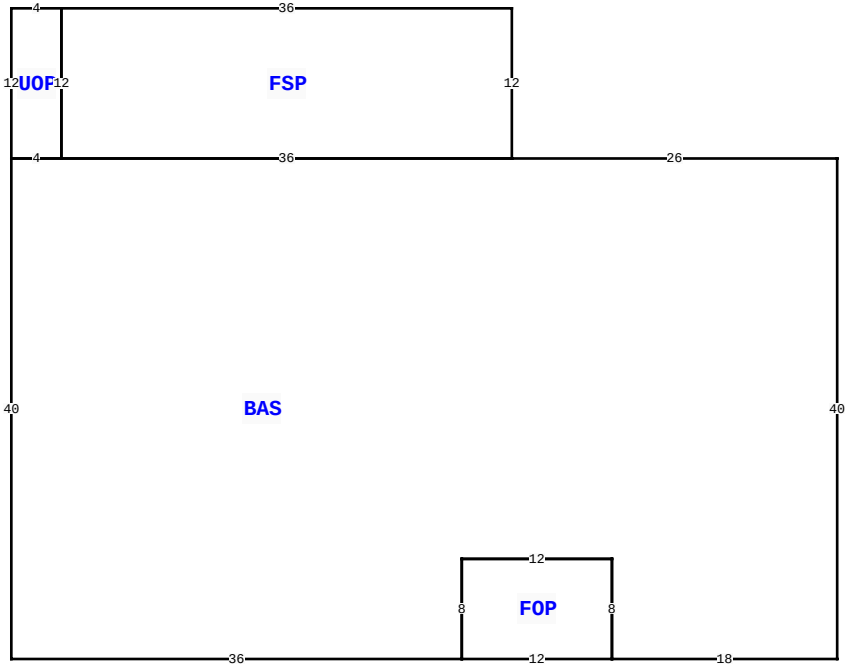
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100		2,544	149,515
FOP	96	30		29	1,705
FSP	432	40		173	10,167
UOP	48	20		10	588
TOTALS	3,120			2,756	161,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,756	107.8000	101.33	279,265	2008	2008	0	0	0	42.00	58.00

1 MODULAR 1 100% - 2009 Heated Area: 2544 HX Base Yr 2009



163 SW PRETORIA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0060	CARPORT F	0	100	18	40	720.00	UT	2.50	2.50	100	2008	2008	3	100	1,800	
2	0060	CARPORT F	0	100	20	20	400.00	UT	2.50	2.50	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,974
TOTAL MARKET OB/XF VALUE	15,256
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	232,230
SOH/AGL Deduction	96,103
ASSESSED VALUE	136,127
TOTAL EXEMPTION VALUE	HX HB VX WX 61,411
BASE TAXABLE VALUE	74,716
TOTAL JUST VALUE	232,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050771	Electrical Servic	0	09/09/2024
000049729	Roof Replacement	16,600	05/06/2024
26929	SFR	425	04/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2580	4/08/2026	LE	U	I	14	100
GRANTOR: HILTON NITA A						
GRANTEE: HILTON NITA A (ENH						
1003/1308	12/29/2003	WD	Q	V		23,000
GRANTOR: RUSSELL BENJAMIN & BE						
GRANTEE: WILLIAM L & NITA HI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W36 S12 E36$ W36 UOP= N12 W4 S12 E4$ W4 S40 E36 FOP= E12 N8 W12 S8$ N8 E12 S8 E18 N40$.

LAND DESCRIPTION

TOTAL OB/XF 15,256

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS