THE N 273.97 FT OF S 821.91 FT O
OF SW1/4 LYING E OF A 60 FT CO R

JONES CONNIE WILSON
235 NW JAN CT
LAKE CITY, FL 32055

2026

10-3S-16-02054-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

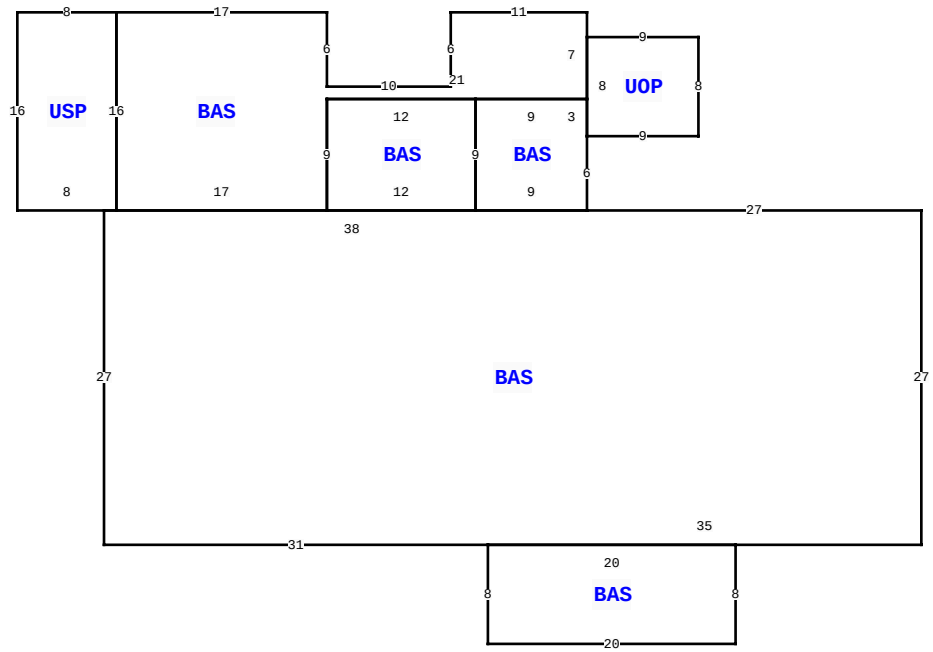
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	81	100		81	2,234
BAS	108	100		108	2,978
BAS	160	100		160	4,412
BAS	359	100		359	9,900
BAS	1,782	100		1,782	49,140
UOP	72	25		18	496
USP	128	35		45	1,241
TOTALS	2,690			2,553	70,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,553	114.9000	68.94	176,004	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2490 HX Base Yr



235 NW JAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,402
TOTAL MARKET OB/XF VALUE		12,276
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		94,678
SOH/AGL Deduction		57,754
ASSESSED VALUE		36,924
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,924
TOTAL JUST VALUE		94,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0929/2272	4/02/2001	WD	Q	I	06	100

GRANTOR: THEOLA JONES JR (A SI

GRANTEE: CONNIE WILSON JONES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N6 UOP= E9 N8 W9 S8$ N3 BAS= N7 W11 S6 W10 N6 W17 S16 E17 N9 E21$ W9 BAS= W12 S9 E12 N9$ S9 E9$ W38USP= N16 W8 S16 E8$W1 S27 E31 BAS= S8 E20 N8 W20$ E35 N27 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0060	CARPORT F	0	100	20	18	360.00	UT	5.00	5.00	50	2008	2008	3	50	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	48	4	192.00	UT	3.00	3.00	100	2008	2008	3	100	576	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,276

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/29/2026 BY SYS