BEG NW COR OF E1/2 OF SW1/4, RUN
545.13 FT, NW 347.53 FT, N 328.5
ALONG CURVE 77.75 FT TO POB EX R

TERRELL JENNIFER
723 NW PILLSBURY DR
LAKE CITY, FL 32055

# 2027

10-3S-16-02054-022

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 50 |
| 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 |
| 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

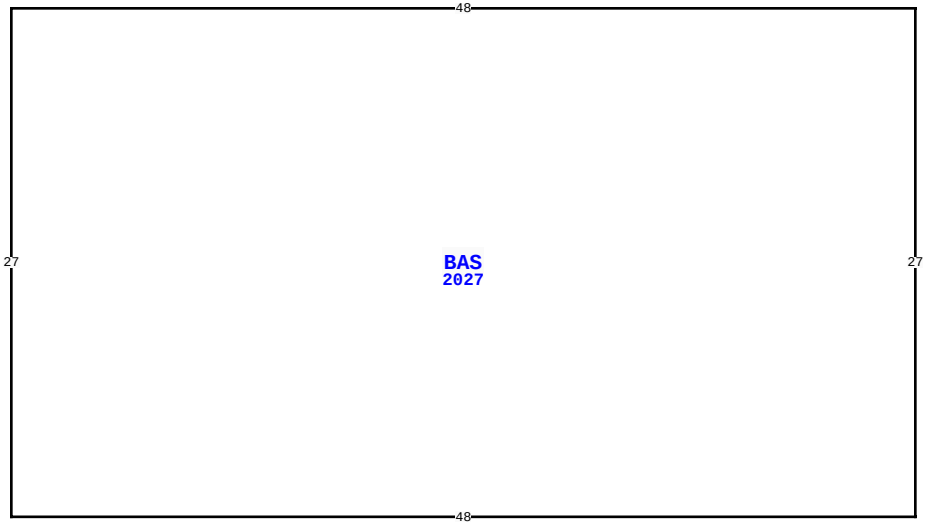
NEIGHBORHOOD/LOC 10316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 2027 | 1,296 | 133,473 |
| TOTALS | 1,296 | | | 1,296 | 133,473 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 113.0000 | 105.09 | 136,197 | 2026 | 2026 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 1 100% - 2027 Heated Area: 1296 HX Base Yr 2027




723 NW PILLSBURY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 9946 | Well | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2027 | 2026 | | 100 | 4,000 | |
| 2 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2027 | 2026 | | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 133,473 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 39,240 |
| TOTAL MARKET VALUE | | 179,713 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 179,713 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 128,302 |
| TOTAL JUST VALUE | | 179,713 |
| NCON VALUE | | 137,473 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 39,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055942 | Mobile Home | | 06/22/2026 |
| 35803 | PUMP/UTPOL | 50 | 09/20/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1566/328 | 4/15/2026 | WD | Q | V | 01 | 69,500 |
| GRANTOR: LAKE CITY PROPERTY DE | | | | | | |
| GRANTEE: TERRELL JENNIFER | | | | | | |
| 1551/2183 | 9/22/2025 | WD | Q | V | 01 | 45,000 |
| GRANTOR: WALDRON ANTHONY Q | | | | | | |
| GRANTEE: LAKE CITY PROPERTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,10] E48 S27 W48 N27 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 3.27 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 39,240 | | | | | | | |

REVIEW DATE 08/26/2026 BY TP Total Acres: 3.27 Total Land Value: 39,240 Market: 0 Agricultural: 0 Common: 39,240 PRINTED 11/17/2026 BY SYS