NW1/4 OF SW1/4 OF SE1/4 EX N
80.76 FT OF SW1/4 OF SW1/4 OF
SE1/4 & EX 5.89 AC DESC IN ORB

WILSON PENTAZ
291 NW COLIN ST
LAKE CITY, FL 32055

2027

10-3S-16-02056-002

BUILDING CHARACTERISTICS

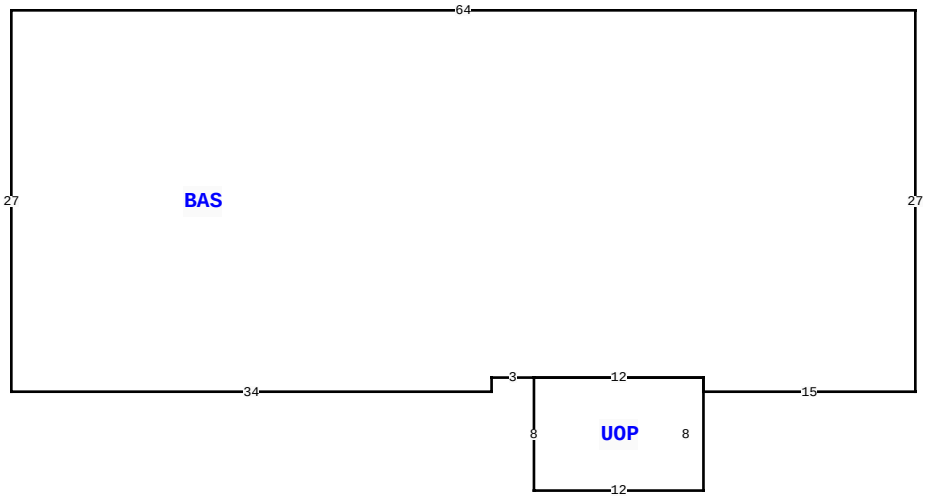
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,713	100		1,713	101,375
UOP	96	25		24	1,420
TOTALS	1,809			1,737	102,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,737	115.7000	107.60	186,901	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1713 HX Base Yr 2008



291 NW COLIN CT, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,796
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		160,046
SOH/AGL Deduction		96,373
ASSESSED VALUE		63,673
TOTAL EXEMPTION VALUE	HX HB	38,673
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14462	M H	125	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1918	7/25/2007	WD	Q	I		137,000
GRANTOR: JONATHAN & ALESANDRA						
GRANTEE: PENTAZ WILSON						
1126/1916	7/25/2007	WD	Q	I	04	100
GRANTOR: O'STEEN						
GRANTEE: JANATHAN & ALESANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E34 N1 E3 UOP= S8 E12 N8 W12$ E12 S1 E15 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	5.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,150							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.35 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 11/16/2026 BY SYS