COMM NE R/W CR-250 & S R/W MOORE
269.28 FT TO SW COR OF LOT 3 BLO
HILLS S/D UNIT 2, RUN E 182.93 F

PFS SOLUTIONS INC
426 SW COMMERCE DR, STE 145
LAKE CITY, FL 32025

2027

10-3S-16-02057-002

BUILDING CHARACTERISTICS

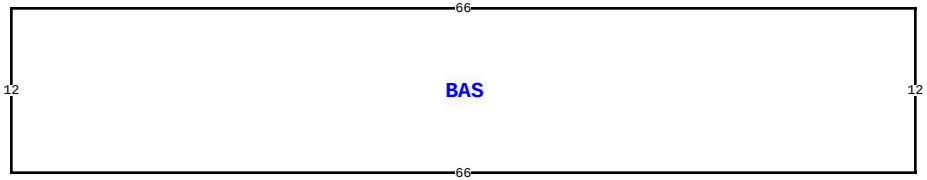
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
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	792	100		792	9,906
TOTALS	792			792	9,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	52.1100	31.27	24,766	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 792 HX Base Yr



116 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,906
TOTAL MARKET OB/XF VALUE	8,150
TOTAL LAND VALUE - MARKET	9,677
TOTAL MARKET VALUE	27,733
SOH/AGL Deduction	0
ASSESSED VALUE	27,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,733
TOTAL JUST VALUE	27,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/101	5/04/2025	WD	Q	I	05	158,000
GRANTOR: JOHNSON JASON WADE						
GRANTEE: PFS SOLUTIONS INC						
1277/1581	7/11/2014	QC	U	I	11	100
GRANTOR: EVYLENNA T FIPPS						
GRANTEE: JASON WADE JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	0		A-1	0.00	0.00	0.56	AC		1.00	1.00	1.44	12,000.00	17,280.00	9,677							

REVIEW DATE 07/25/2025 BY TP Total Acres: 0.56 Total Land Value: 9,677 Market: 0 Agricultural: 0 Common: 9,677 PRINTED 11/16/2026 BY SYS