LOT 15 PECAN ACRES S/D.

596-140, 733-57, DC 1388-2185, D

SANDS WILLIAM D/SANDS WILLIAM D JR
121 SW DESTINY GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-007

BUILDING CHARACTERISTICS

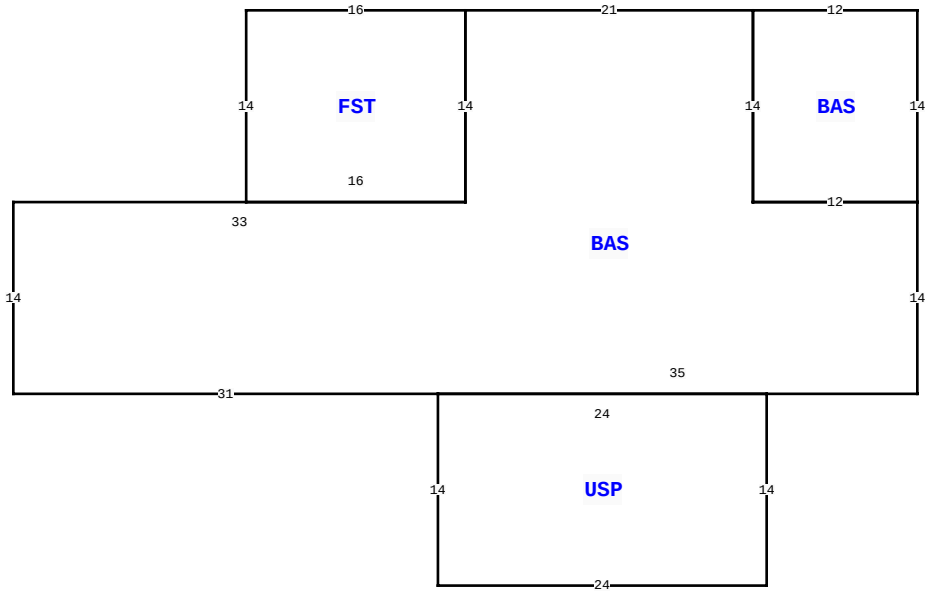
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	3,553
BAS	1,218	100		1,218	25,758
FST	224	55		123	2,601
USP	336	35		118	2,496
TOTALS	1,946			1,627	34,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	88.1100	52.87	86,019	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1386 HX Base Yr



117 SW DESTINY GLN, 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	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	5,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	50	2006	2006	3	50	300	
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	800.00	800.00	50	2006	2006	3	50	400	
5	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2006	2006	3	50	250	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,408
TOTAL MARKET OB/XF VALUE		24,050
TOTAL LAND VALUE - MARKET		44,440
TOTAL MARKET VALUE		102,898
SOH/AGL Deduction		44,746
ASSESSED VALUE		58,152
TOTAL EXEMPTION VALUE	HX HB WR	38,152
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		102,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046301	Roof Replacement	9,554	01/19/2023
14381	GARAGE	50	08/10/1998
8104	M H	125	02/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1167	4/01/2022	WD	U	I	11	100
GRANTOR: SANDS WILLIAM D						
GRANTEE: SANDS WILLIAM D						
0733/0657	10/16/1990	WD	Q	I	06	26,500
GRANTOR: SILCOX						
GRANTEE: SANDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S14 E31 USP= S14 E24 N14 W24$ E35 N14 BAS= N14W12 S14 E12$ W12 N14 W21 FST= W16 S14 E16 N14$ S14$.

LAND DESCRIPTION

TOTAL OB/XF 20,550

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		RSF/MH	0.00	0.00	4.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,440							

REVIEW DATE 02/06/2023 BY JS Total Acres: 4.04 Total Land Value: 44,440 Market: 0 Agricultural: 0 Common: 44,440 PRINTED 11/17/2026 BY SYS

LOT 15 PECAN ACRES S/D.
596-140, 733-57, DC 1388-2185, D

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/22/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF 3,500

LAND DESCRIPTION

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

REVIEW DATE 02/06/2023 BY JS — Total Acres: 4.04 — Total Land Value: 44,440 — Market: 0 — Agricultural: 0 — Common: 44,440 — PRINTED 11/17/2026 BY SYS