LOT 1 PINE WIND ESTATES UNIT 2.
661-290, 816-770, 819-454, 914-1

SHAUGHNESSY CORA/SHAUGHNESSY SHAWN
250 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2027

11-5S-15-00431-201

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	08	SHT VINYL 30
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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

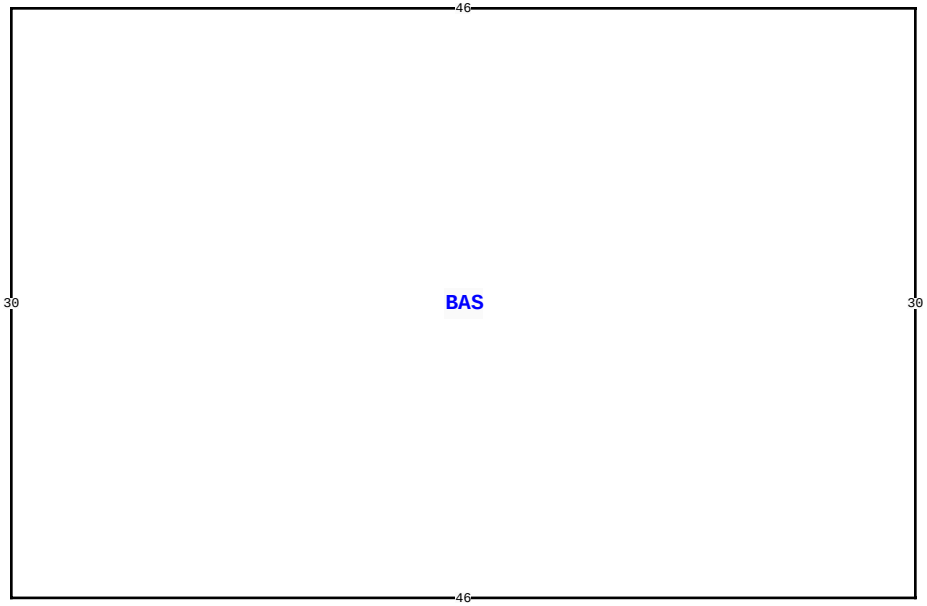
NEIGHBORHOOD/LOC 11515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	121,760
TOTALS	1,380			1,380	121,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	115.7000	107.60	148,488	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 2026 Heated Area: 1380 HX Base Yr



250 SW QUAIL RIDGE CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 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	0130	CLFENCE 5	0	0	0	0	128.00	UT	6.50	6.50	100	2016	2016	3	100	832	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,832

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/25/2017 BY TW Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,760
TOTAL MARKET OB/XF VALUE	7,832
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	179,592
SOH/AGL Deduction	0
ASSESSED VALUE	179,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,592
TOTAL JUST VALUE	179,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054821	Roof Replacement	4,700	01/13/2026
34981	M H	651	02/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1251	3/08/2026	QC	U	I	11	100
GRANTOR: MAULDIN KELLY						
GRANTEE: SHAUGHNESSY CORA						
1545/1857	7/25/2025	QC	U	I	11	100
GRANTOR: SHAUGHNESSY SHAWN						
GRANTEE: MAULDIN KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S30 E46 N30$.