LOT 6 THE CROSSROADS UNIT 2.
771-2177, 2183, WD 1314-2570, QC

DAVIS SHERRY
205 SW PINE RIDGE CT
LAKE CITY, FL 32024

2027

12-5S-15-00447-106

BUILDING CHARACTERISTICS

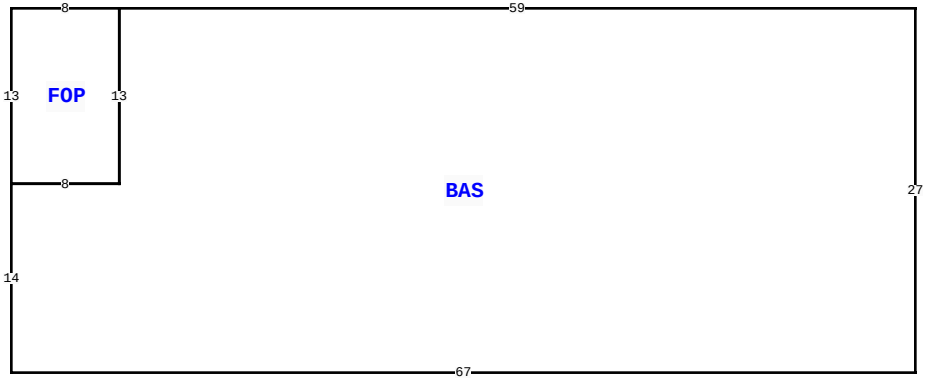
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	46,608
FOP	104	35		36	984
TOTALS	1,809			1,741	47,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,741	113.9000	68.34	118,980	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1705 HX Base Yr 2022



205 SW PINE 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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,592
TOTAL MARKET OB/XF VALUE		18,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		130,992
SOH/AGL Deduction		41,535
ASSESSED VALUE		89,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,046
TOTAL JUST VALUE		130,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,992

XFOB:1:1: FLAMINGO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11294	M H	125	06/18/1996
7963	M H	100	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/230	5/05/2021	WD	Q	I	01	89,000
GRANTOR: SAWYER ROBIN LYNN						
GRANTEE: DAVIS SHERRY						
1348/1253	11/22/2017	QC	U	I	11	100
GRANTOR: JOE ANTHONY MOODY (UN						
GRANTEE: ROBIN LYNN SAWYER (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 FOP= W8 S13 E8 N13$S13 W8 S14 E67 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,400

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/13/2016 BY DF Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS