

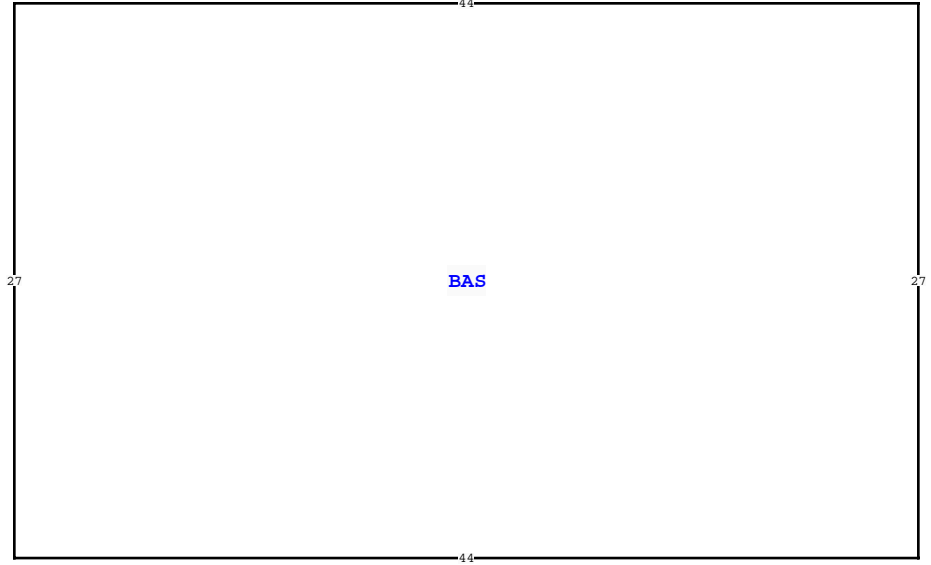
COMM NE COR OF SW1/4, S 727.99 F
S 349.37 FT, W 1296.89 FT, N 349
1296.66 FT TO POB. (AKA LOT 12 P

SHRADER BRIAN LEE/GILKS MARY Y
423 SW PINE RIDGE CT
LAKE CITY, FL 32024

2026

12-5S-15-00447-212


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		69,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2025	Heated Area: 1188			HX Base Yr 2025			
											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,959
TOTAL MARKET OB/XF VALUE			10,520
TOTAL LAND VALUE - MARKET			114,400
TOTAL MARKET VALUE			194,879
SOH/AGL Deduction			10,759
ASSESSED VALUE			184,120
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			127,709
TOTAL JUST VALUE			194,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16961	M H	125	05/15/2000
14286	M H	125	07/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1386	6/27/2023	WD	U	I	37	97,500
GRANTOR: BLAKE ROBERTA I						
GRANTEE: SHRADER BRIAN LEE						
0811/0850	9/16/1995	WD	Q	V		18,000
GRANTOR: GULF ATLANTIC LAND &						
GRANTEE: GEORGE & ROBERTA BL						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	1998	1998	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2000	2000	3	100	500	
3	0261	PRCH, UOP	0	100	0	0	0	0.00	0.00	100	2013	2013	3	100	1,500	
4	0040	BARN, POLE	0	100	0	0	0	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	20	24	0	480.00	1.50	100	2013	2013	3	100	720	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400							

BUILDING NOTES	
423 SW PINE RIDGE CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W44 S27 E44 N27S.	

TOTAL OB/XF 10,520																							
REVIEW DATE 08/23/2023 BY ME																							