BEG 30 FT S & 588.25 FT W OF
NE COR OF NE1/4 OF NW1/4, RUN
S 466.69 FT, W 466.69 FT, N

DOW WILLIAM E/DOW MARCIA T
5003 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

16-4S-16-03025-006

BUILDING CHARACTERISTICS

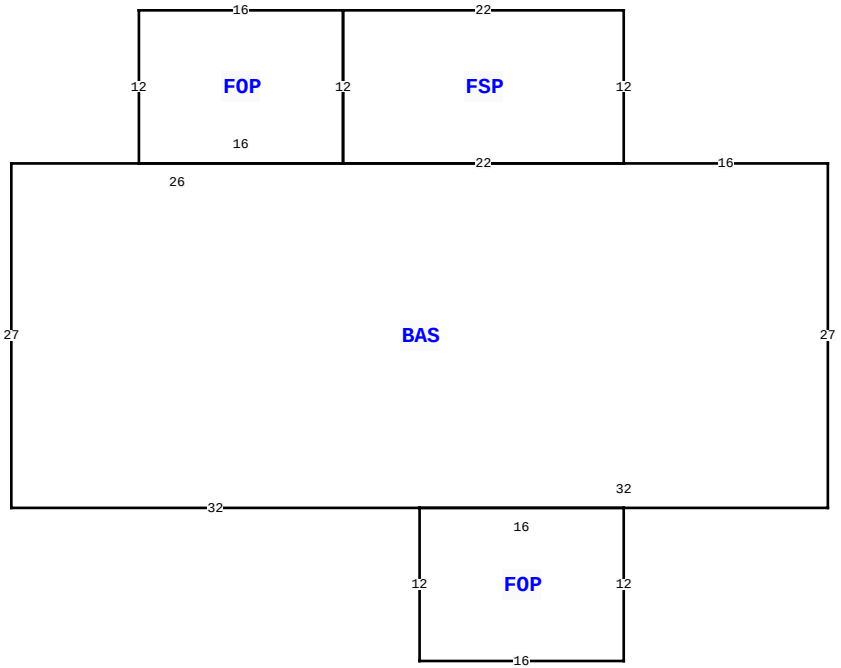
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,066
FOP	192	35		67	1,864
FOP	192	35		67	1,864
FSP	264	40		106	2,948
TOTALS	2,376			1,968	54,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,968	115.9000	69.54	136,855	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr



776 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,742
TOTAL MARKET OB/XF VALUE	8,850
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	74,504
SOH/AGL Deduction	8,177
ASSESSED VALUE	66,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,327
TOTAL JUST VALUE	98,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,592

XFOB:1:1: PINEMANOR MH

BLDG:1:1: PINEMANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16899	M H	125	04/26/2000
12351	M H	125	04/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2421	5/20/2019	QC	U	I	11	100
GRANTOR: WILLIAM E & MARCIA T						
GRANTEE: WILLIAM E & MARCIA						
1239/1117	3/05/2012	WD	U	I	30	100
GRANTOR: WILLIAM E & MARCIA T						
GRANTEE: WILLIAM E & MARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W22 S12 E22$ W22 FOP= N12 W16 S12 E16$ W26 S27 E32 FOP= S12 E16 N12 W16$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,850

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0					2.05	AC		1.00	1.00	1.00	445.00	445.00	912							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 07/08/2024 BY KS Total Acres: 3.05 Total Land Value: 10,912 Market: 25,000 Agricultural: 912 Common: 10,000 PRINTED 11/17/2026 BY SYS