

COMM NW COR OF SE 1/4 , RUN E AL
335.36 FT, S 413.51 FT FOR POB,
200 FT, N 218 FT, W 200 FT TO PO

WILKERSON JOSEPH A/WILKERSON DAWN MARIE
291 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-035
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2024
TOTALS	2,280		2,280 245,841

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	3	100%	- 2024	Heated Area: 2280			HX Base Yr 2008				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,841	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		267,841	
SOH/AGL Deduction		33,592	
ASSESSED VALUE		234,249	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		182,838	
TOTAL JUST VALUE		267,841	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045923	Mobile Home		11/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/871	12/01/2022	WD	U	I	11	100
GRANTOR: WILKERSON BILLY J						
GRANTEE: WILKERSON JOSEPH A						
1101/0905	11/07/2006	WD	Q	I	06	100
GRANTOR: BILLY J & LINDA L WIL						
GRANTEE: JOSEPH A & DAWN MAR						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	1,200
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	800
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	7,000

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	TOTAL	ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
						9,000						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=13,11] E76 S30 W76 N30 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							