COMM SE COR OF NE1/4 OF SW1/4, N
647.57 FT FOR POB, CONT W 234.93
E 235.08 FT, S 37.95 FT TO POB &

PITTS TOMMY D
254 NE TOMONA GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-005

BUILDING CHARACTERISTICS

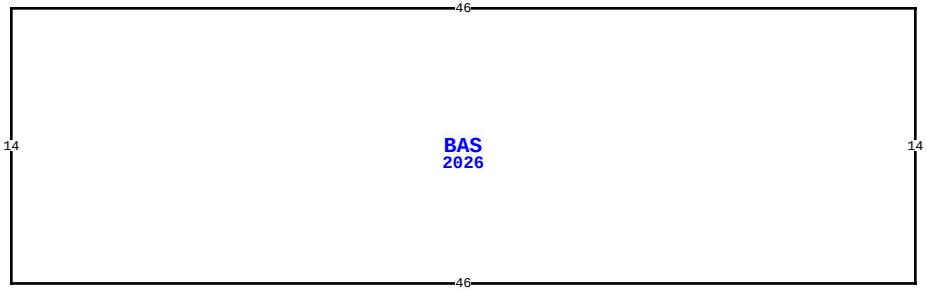
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	2026	644	18,161
TOTALS	644			644	18,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	117.5000	70.50	45,402	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 644 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,161
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,675
TOTAL MARKET VALUE	27,836
SOH/AGL Deduction	0
ASSESSED VALUE	27,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,836
TOTAL JUST VALUE	27,836
NCON VALUE	18,161
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/602	3/30/2026	WD	U	I	11	100
GRANTOR: PITTS RANDY A						
GRANTEE: PITTS TOMMY D						
1558/1873	1/12/2026	WD	U	I	30	16,000
GRANTOR: PITTS RYAN						
GRANTEE: PITTS TOMMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,7] E46 S14 W46 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.81	AC		1.00	1.00	1.00	4,500.00	4,500.00	8,145							
2	0000	C	VAC RES	0		00	0.00	0.00	0.34	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,530							

REVIEW DATE 08/17/2015 BY DF Total Acres: 2.15 Total Land Value: 9,675 Market: 0 Agricultural: 0 Common: 9,675 PRINTED 06/23/2026 BY SYS