

COMM NE COR OF S1/2 OF S1/3 OF S
331 FOR POB, W 686.20 FT TO RD,
686.20 FT, N 330 FT TO POB.

COLLINS TIMOTHY/COLLINS WANDA
609 NW MCCALL TER
LAKE CITY, FL 32055

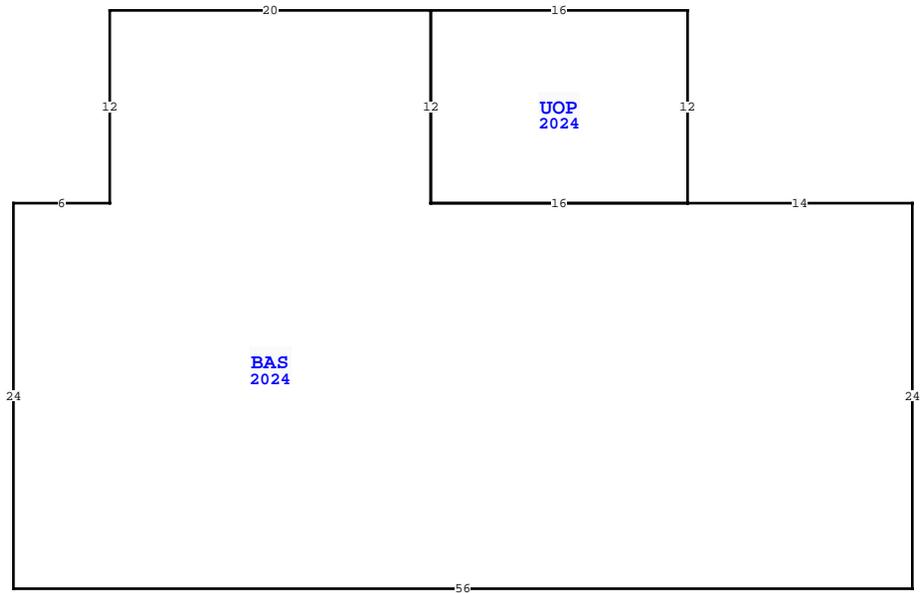
2026

18-3S-17-05060-000



| 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 | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 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 | 18317.020 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,584 | 100 | 2024 |
| UOP | 192 | 25 | 2024 |
| TOTALS | 1,776 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | MOBILE HME | 100% | - 2024 | 68.04 | 111,041 | 1997 | 1997 | 0 | 0 | 60.00 | 40.00 |
| Heated Area: 1584 HX Base Yr 2024 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 44,416 |
| TOTAL MARKET OB/XF VALUE | | | 16,650 |
| TOTAL LAND VALUE - MARKET | | | 26,000 |
| TOTAL MARKET VALUE | | | 87,066 |
| SOH/AGL Deduction | | | 15,021 |
| ASSESSED VALUE | | | 72,045 |
| TOTAL EXEMPTION VALUE | HX HB | | 33,735 |
| BASE TAXABLE VALUE | | | 38,310 |
| TOTAL JUST VALUE | | | 87,066 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 84,952 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000050837 | Electrical Servic | 0 | 09/16/2024 |
| 20134 | REMODEL | 60 | 11/13/2002 |
| 12507 | M H | 125 | 05/12/1997 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1503/158 | 11/02/2023 | LE | U | I | 14 | 100 |
| GRANTOR: COLLINS TIMOTHY | | | | | | |
| GRANTEE: COLLINS TIMOTHY (EN) | | | | | | |
| 1503/156 | 11/02/2023 | QC | U | I | 11 | 100 |
| GRANTOR: COLLINS JOHN W | | | | | | |
| GRANTEE: COLLINS TIMOTHY | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 |
| 4 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 5 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 |
| 6 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | 16,650 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | RSF-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 0.75 | 6,500.00 | 4,875.00 | 19,500 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 6,500 | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2024;ORIG=50,20] S24 E56 N24 W14 W16 N12 W20 S12 W6 \$ | |
| UOP=[YR=2024;ORIG=76,8] E16 S12 W16 N12 \$ | |