

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

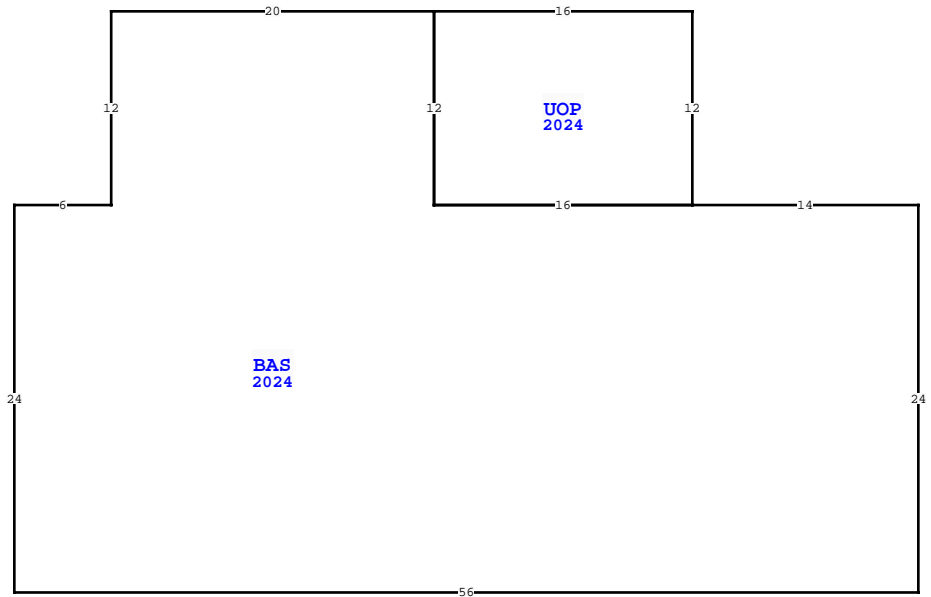
2026

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		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			42,302
TOTAL MARKET OB/XF VALUE			16,650
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			84,952
SOH/AGL Deduction			12,907
ASSESSED VALUE			72,045
TOTAL EXEMPTION VALUE	HX HB		33,735
BASE TAXABLE VALUE			38,310
TOTAL JUST VALUE			84,952
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							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

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 \$	