LOT 7 OF PINE NEEDLES ESTATES S/
FT E & W BY 100 FT N & S IN THE

FUSTON DAVID MCLEAN
197 NE WINDALL LN
LAKE CITY, FL 32055

2027

20-3S-17-05249-007

BUILDING CHARACTERISTICS

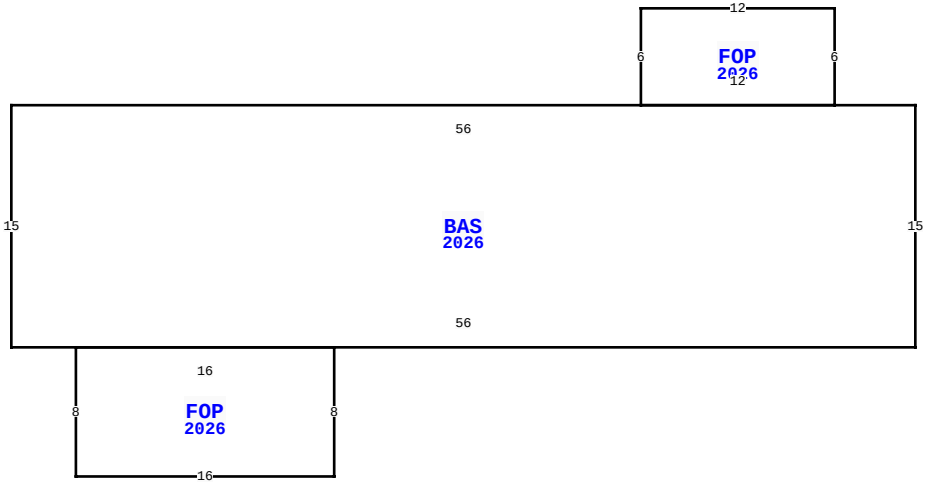
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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		20317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	88,906
FOP	72	35	2026	25	2,646
FOP	128	35	2026	45	4,763
TOTALS	1,040			910	96,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	910	112.5000	108.00	98,280	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 840 HX Base Yr



197 NE WINDALL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,314
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,602
TOTAL MARKET VALUE	115,916
SOH/AGL Deduction	0
ASSESSED VALUE	115,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,916
TOTAL JUST VALUE	115,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053763	Mobile Home		08/04/2025
000053738	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/429	2/03/2026	WD	Q	I	01	169,000

GRANTOR: OLISA PROPERTIES, LLC

GRANTEE: FUSTON DAVID MCLEAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,5] E56 S15 W56 N15 $
FOP=[YR=2026;ORIG=16,20] E16 S8 W16 N8 $
FOP=[YR=2026;ORIG=51,-1] E12 S6 W12 N6 $
.

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			0.00	0.00	39,204.00	SF		1.00	1.00	1.00	0.50	0.50	19,602							

REVIEW DATE 05/19/2026 BY TP Total Acres: 0.90 Total Land Value: 19,602 Market: 0 Agricultural: 0 Common: 19,602 PRINTED 11/17/2026 BY SYS