LOTS 22 & 23 PINE NEEDLES ESTATE
982-2390-2406, 999-2749, WD 1051

ELLIS PATRICIA
P O BOX 3731
LAKE CITY, FL 32056-3731

2026

20-3S-17-05266-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

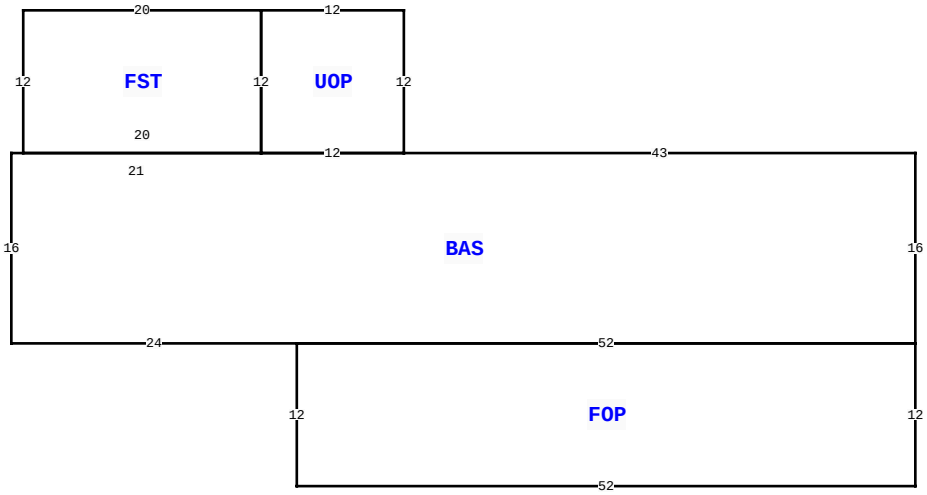
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	37,093
FOP	624	35		218	6,650
FST	240	55		132	4,027
UOP	144	25		36	1,098
TOTALS	2,224			1,602	48,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,602	112.6000	70.94	113,646	2004	2004	0	0	0	57.00	43.00

3 MOBILE HME 100% - 2012 Heated Area: 1216 HX Base Yr 2012



256 NE WINDALL LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		48,868
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		14,984
TOTAL MARKET VALUE		69,452
SOH/AGL Deduction		5,281
ASSESSED VALUE		64,171
TOTAL EXEMPTION VALUE	HX HB SX	56,679
BASE TAXABLE VALUE		7,492
TOTAL JUST VALUE		69,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,453

BLDG:2:1: TERRY MH TORN DOWN REMOVED TO LAND FILL
BLDG:1:1: CONCORD MH TORN DOWN AND REMOVED TO LAND
XFOB:2:1: TERRY MH
XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27599	M H	554	01/28/2009
27369	M H	325	09/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1475/551	9/07/2022	LE	U	I	14	100
GRANTOR: ELLIS PATRICIA						
GRANTEE: ELLIS PATRICIA (ENH						
1353/1621	1/12/2018	WD	U	I	11	100
GRANTOR: MARGARET ADAMS ROBERT						
GRANTEE: PAUL & PATRICIA ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UOP= N12 W12 FST= W20 S12 E20 N12$ S12 E12$ W12 W21 S16 E24 FOP= S12 E52 N12 W52$ E52 N16$.

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
1	0294	SHED WOOD/	0	100	16	20	320.00	UT	10.00	10.00	100	2010	2010	3	100	3,200	
2	0252	LEAN-TO W/	0	100	10	20	200.00	UT	1.50	1.50	100	2010	2010	3	100	300	
3	0252	LEAN-TO W/	0	100	10	20	200.00	UT	1.50	1.50	100	2010	2010	3	100	300	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	100		00	0.00	0.00	29,969.00	SF		1.00	1.00	0.50	0.50	0.25	7,492							
2	0000	C	VAC RES	0		00	0.00	0.00	29,969.00	SF		1.00	1.00	0.50	0.50	0.25	7,492							

REVIEW DATE 08/31/2015 BY DF Total Acres: 1.37 Total Land Value: 14,984 Market: 0 Agricultural: 0 Common: 14,984 PRINTED 05/07/2026 BY SYS