N1/2 LOT 45 PINE NEEDLES ESTATES
340-460, 841-1093, 1388-2543

DAVIS JAY
P O BOX 1508
LAKE CITY, FL 32056

2026

20-3S-17-05291-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

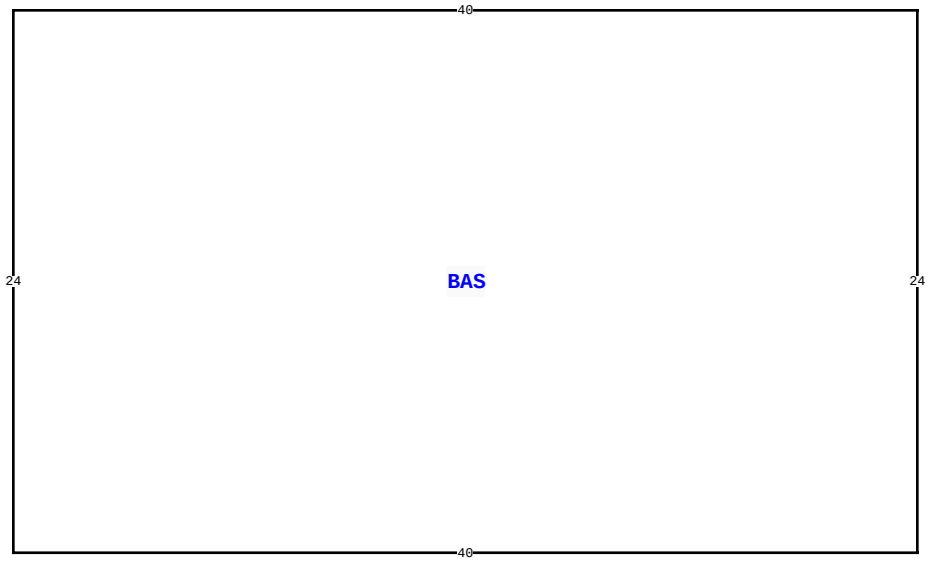
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	960	100		960	25,160
TOTALS	960			960	25,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	104.0000	65.52	62,899	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 960 HX Base Yr



258 NE HOWARD ST, 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	25,160
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,828
TOTAL MARKET VALUE	32,988
SOH/AGL Deduction	1,574
ASSESSED VALUE	31,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,414
TOTAL JUST VALUE	32,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042873	Mobile Home		10/01/2021
40955	REMODEL		12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/2543	7/01/2019	SD	U	V	18	500
GRANTOR: MARK HUNTER AS SHERIF						
GRANTEE: JAY DAVID						
0841/1093	6/26/1997	WD	Q	V	03	500
GRANTOR: MARTHA REGISTER CABIN						
GRANTEE: PATRICIA REGISTER B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,10] E40 S24 W40 N24 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	15,656.00	SF		1.00	1.00	1.00	0.50	0.50	7,828							

REVIEW DATE 11/16/2021 BY JB Total Acres: 0.36 Total Land Value: 7,828 Market: 0 Agricultural: 0 Common: 7,828 PRINTED 05/08/2026 BY SYS