

LOT 3 PINE RIDGE S/D.  
756-1630, WD 1466-2005

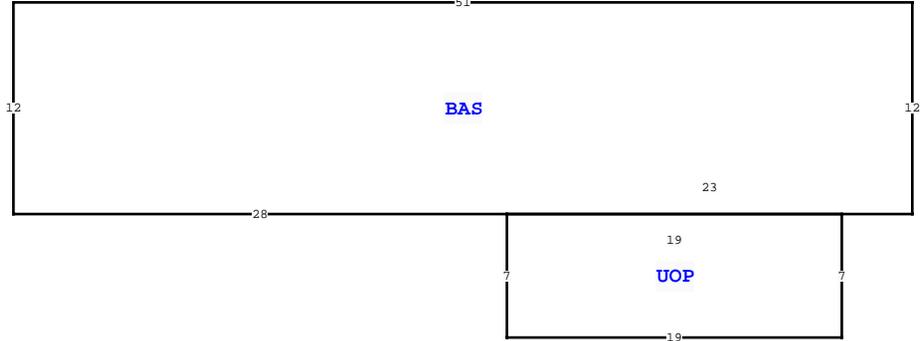
COURSON JERRY W/COURSON TARA O  
PO BOX 966  
LAKE CITY, FL 32056

**2026**

21-3S-16-02240-003  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |            |
|--------------------------|------------------|--------------|------------|
| ELEMENT                  | CD               |              |            |
| Exterior Wall            | 03               | BELOW AVG.   | 100        |
| Roof Structur            | 03               | GABLE/HIP    | 100        |
| Roof Cover               | 01               | MINIMUM      | 100        |
| Interior Wall            | 04               | PLYWOOD      | 100        |
| Interior Floor           | 14               | CARPET       | 80         |
| Interior Floor           | 08               | SHT VINYL    | 20         |
| Air Condition            | 03               | CENTRAL      | 100        |
| Heating Type             | 04               | AIR DUCTED   | 100        |
| Bedrooms                 |                  | 3            | 100        |
| Bathrooms                |                  | 1.5          | 100        |
| Stories                  | 1.               | 1.           | 100        |
| Architectural            | 01               | CONV         | 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     | 01         |
| NEIGHBORHOOD/LOC         | 21316.030 1.00/  |              |            |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR       |
| BAS                      | 612              | 100          |            |
| UOP                      | 133              | 25           |            |
| TOTALS                   | 745              |              | 645 14,211 |

| MARKET ADJUSTMENTS |            |           |                  |                |                |     |            |      |      |      |        |
|--------------------|------------|-----------|------------------|----------------|----------------|-----|------------|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS      | EFF. BASE RATE | REPL. COST NEW | AYB | EYB        | ECON | FNCT | NORM | % COND |
| 1                  | MOBILE HME | 0%        | - 2023           |                |                |     |            |      |      |      |        |
|                    |            |           | Heated Area: 612 |                |                |     | HX Base Yr |      |      |      |        |



| COLUMBIA COUNTY PROPERTY                            |             |     |             |
|---|-------------|-----|-------------|
| VALUATION SUMMARY                                   |             |     | PAGE 1 of 1 |
| VALUATION BY  |             |     | STANDARD    |
| Tax Group: 2  | Tax Dist:   |     |             |
| BUILDING MARKET VALUE                               |             |     | 14,211      |
| TOTAL MARKET OB/XF VALUE                            |             |     | 3,400       |
| TOTAL LAND VALUE - MARKET                           |             |     | 26,000      |
| TOTAL MARKET VALUE                                  |             |     | 43,611      |
| SOH/AGL Deduction                                   |             |     | 1,505       |
| ASSESSED VALUE                                      |             |     | 42,106      |
| TOTAL EXEMPTION VALUE                               |             |     | 0           |
| BASE TAXABLE VALUE                                  |             |     | 42,106      |
| TOTAL JUST VALUE                                    |             |     | 43,611      |
| NCON VALUE  |             |     | 0           |
| INCOME VALUE  |             |     |             |
| PREVIOUS YEAR MKT VALUE                             |             |     | 43,611      |
| LAND:1:1: LOW AND WET CHECKED BY JDC 2-91; 0.73 AC  |             |     |             |
| SALE:1:1: LOT 3 PINE RIDGE & MH (LENVIL MTG HOLDER) |             |     |             |
| PERMIT NUM  | DESCRIPTION | AMT | ISSUED      |
|   |             |     |             |

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1466/2005                   | 5/11/2022 | WD        | U   | I   | 37     | 24,400     |
| GRANTOR: CURRY JACQUELINE M |           |           |     |     |        |            |
| GRANTEE: COURSON JERRY W    |           |           |     |     |        |            |
| 0756/1630                   | 2/01/1992 | WD        | U   | I   | 11     | 13,500     |
| GRANTOR: LENVIL DICKS       |           |           |     |     |        |            |
| GRANTEE: JACQUELINE CURRY   |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0294       | SHED WOOD/  | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2008    |
| 2              | 9947       | Septic      | 0       | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       | 100       | 2008    |

| TOTAL OB/XF |         |          |          |           |         |            |     |  |  |  |  |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|
| 3,400       |         |          |          |           |         |            |     |  |  |  |  |
| BLD DATE    | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |            |     |  |  |  |  |
|             |         |          |          |           |         | 04/08/2025 | MLU |  |  |  |  |

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

| BUILDING DIMENSIONS                            |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W51 S12 E28 UOP= S7 E19 N7 W19S E23 N12S. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0102     | C   | SFR/MH               | 0   |     | RSF/ME   | 31.00 | 243.00 | 1.00        | LT        | 1.00 |