

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

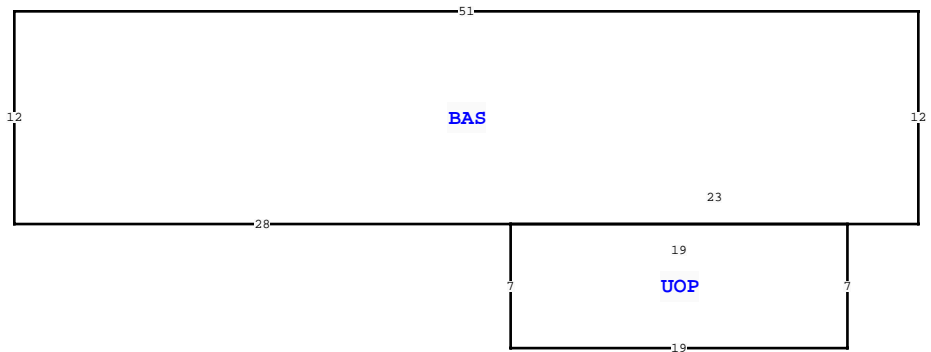
COURSON JERRY W/COURSON TARA O
PO BOX 966
LAKE CITY, FL 32056

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
Architectual	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		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	645	91.8000	55.08	35,527	1985	1985	0	0	60.00	40.00
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: LENNVIL 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	