

LOT 7 PINE RIDGE S/D.  
665-183, 773-1539, 844-1070,  
845-1337, CT 1159-2581, WD

SMITH JACLYN M  
162 NW HARBOUR WAY  
LAKE CITY, FL 32055

2026

21-3S-16-02240-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	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	01
NEIGHBORHOOD/LOC	21316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2025
TOTALS	1,140		1,140
			123,004

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	100%	-	2026																			
Heated Area: 1140					HX Base Yr 2026																			
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>15</p> <p>76</p> <p>BAS 2025</p> <p>15</p> <p>76</p> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2026	MLU	
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			04/16/2026	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			123,004
TOTAL MARKET OB/XF VALUE			6,500
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			152,504
SOH/AGL Deduction			0
ASSESSED VALUE			152,504
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			101,093
TOTAL JUST VALUE			152,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050797	Mobile Home		09/11/2024
000050698	Right-of-Way Acce		08/29/2024
7094	M H	60	04/28/1993
7079	M H	60	04/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1437	4/01/2013	WD Q	I	01		30,000
GRANTOR: SHIRLEY HITSON & BUDD						
GRANTEE: JACLYN M SMITH						
1159/2581	9/24/2008	CT Q	I	01		100
GRANTOR: CLERK OF COURT						
GRANTEE: HITSON & JOHNSON						

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
1	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2025 2024

TOTAL OB/XF													6,500
162 NW HARBOUR WAY, LAKE CITY													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=18,19] E76 S15 W76 N15 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MBL	61.00	243.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000								