LOT 2 PINE RIDGE ESTATES.
473-602, 659-803, 685-401, 74795

DE LA CRUZ ROBERTO ROMULO
272 NW WILKS LN
LAKE CITY, FL 32055

2026

27-3S-16-02323-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

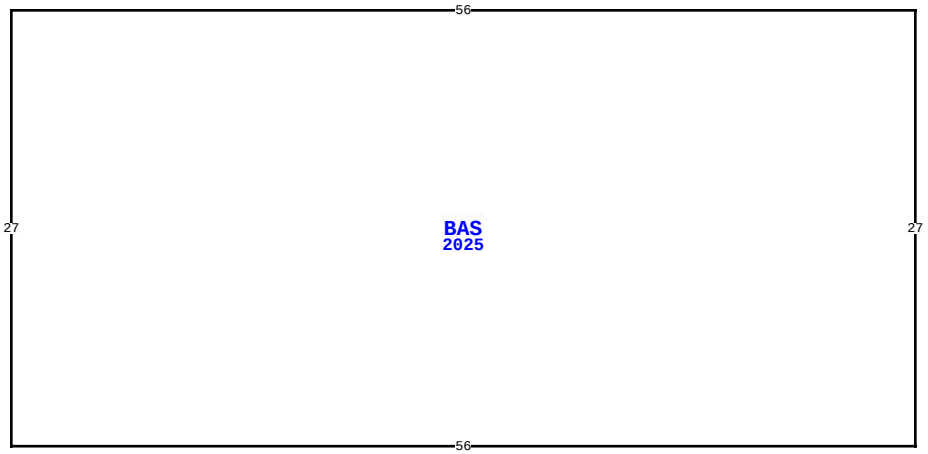
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	27316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	168,136
TOTALS	1,512			1,512	168,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	114.64	173,336	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



272 NW WILKS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,136
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	194,536
SOH/AGL Deduction	0
ASSESSED VALUE	194,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,536
TOTAL JUST VALUE	194,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049271	Mobile Home		02/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/844	10/14/2024	WD	Q	I	01	229,900
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: DE LA CRUZ ROBERTO						
1502/1959	11/08/2023	WD	Q	V	01	28,000
GRANTOR: B & G RENTAL PROPERTI						
GRANTEE: STARS & STRIPES MOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,12] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
3	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/17/2024 BY TP Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS