LOT 3 PINE RIDGE ESTATES.
473-602, 659-803, 685-401, 747-9

MCCALL TRAVIS E
312 NW WILKS LN
LAKE CITY, FL 32055

2027

27-3S-16-02323-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 3
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	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

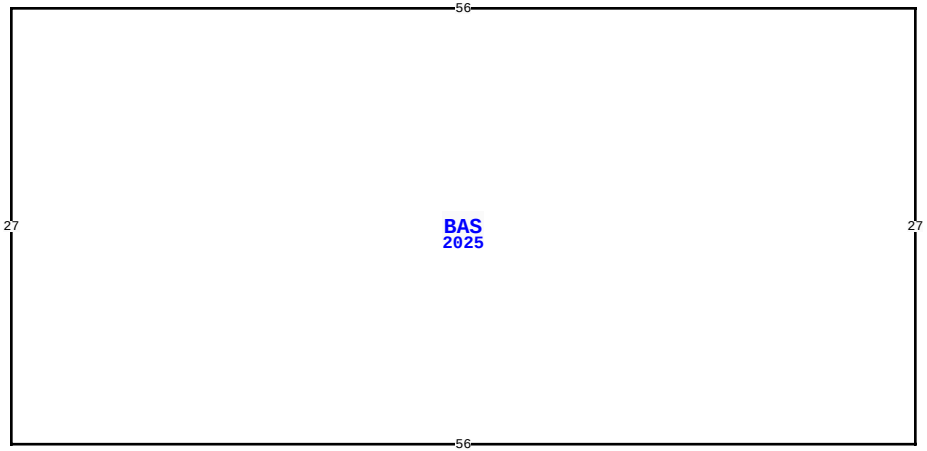
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 27316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	154,349
TOTALS	1,512			1,512	154,349

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	109.6200	105.24	159,123	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2026 Heated Area: 1512 HX Base Yr 2026



312 NW WILKS LN, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,349
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,749
SOH/AGL Deduction		0
ASSESSED VALUE		180,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,338
TOTAL JUST VALUE		180,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049270	Mobile Home		02/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2656	1/19/2025	WD	Q	I	01	218,000
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: MCCALL TRAVIS E						
1502/1949	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=18,18] E56 S27 W56 N27 $
.

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	100		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 04/29/2025 BY TP Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS