BEG AT NE COR OF BLOCK D (ALSO B
LOT 5) WEST LAKE CITY HILLS S/D,
FT, N 330.18 FT, E 227.96 FT, S

WILKINSON INDUSTRIES INC
P O BOX 2827
LAKE CITY, FL 32056

2027

27-3S-16-02329-000

BUILDING CHARACTERISTICS

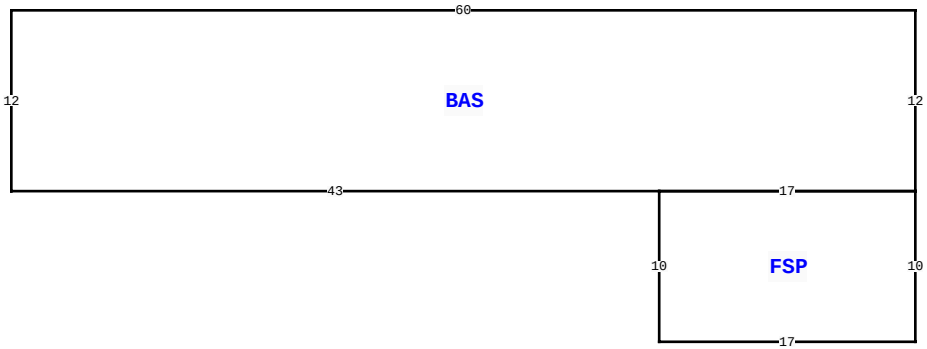
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	11,295
FSP	170	40		68	1,067
TOTALS	890			788	12,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	788	65.3650	39.22	30,905	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

140 NW REFLECTIONS GLN, LAKE CITY

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	0070	CARPORT UF	0	0	24	22	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0296	SHED METAL	0	0	24	8	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0259	MHP HOOKUP	0	0	0	0	5.00	UT	4,300.00	4,300.00	100	0	0	3	100	21,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,037
TOTAL MARKET OB/XF VALUE	22,100
TOTAL LAND VALUE - MARKET	16,640
TOTAL MARKET VALUE	93,777
SOH/AGL Deduction	0
ASSESSED VALUE	93,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,777
TOTAL JUST VALUE	93,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,777

PRMT:2:1: 14X60

XFOB:1:1: VANDYKE ID#41V6412E2N7161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055428	Right-of-Way Acce		04/07/2026
18080	M H	125	03/20/2001
17950	M H	125	02/16/2001
7798	M H	100	11/19/1993
7799	M H	100	11/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0234	7/18/2011	WD	U	I	30	100
GRANTOR: CHARLES ERVIN WILDINS						
GRANTEE: WILKINSON INDUSTRIE						
1105/1480	12/01/2006	WD	U	I		120,000
GRANTOR: JACK A & JANICE E AMB						
GRANTEE: CHARLES E & ROXANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E43 FSP= S10 E17 N10 W17$ E17 N12$.

LAND DESCRIPTION

TOTAL OB/XF 22,100

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	0102	C	SFR/MH	0		00	0.00	0.00	2.08	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,640							

REVIEW DATE 03/28/2023 BY KS Total Acres: 2.08 Total Land Value: 16,640 Market: 0 Agricultural: 0 Common: 16,640 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF BLOCK D (ALSO B
LOT 5) WEST LAKE CITY HILLS S/D,
FT, N 330.18 FT, E 227.96 FT, S

WILKINSON INDUSTRIES INC
P O BOX 2827
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27-3S-16-02329-000

BUILDING CHARACTERISTICS

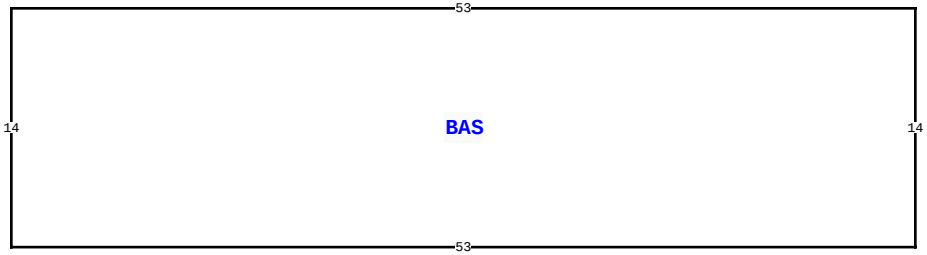
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	742	100		742	11,784
TOTALS	742			742	11,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	742	88.2300	52.94	39,281	1982	1982	0	0	10	60.00	30.00

2 MOBILE HME 0% - 0 Heated Area: 742 HX Base Yr



140 NW REFLECTIONS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,037
TOTAL MARKET OB/XF VALUE	22,100
TOTAL LAND VALUE - MARKET	16,640
TOTAL MARKET VALUE	93,777
SOH/AGL Deduction	0
ASSESSED VALUE	93,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,777
TOTAL JUST VALUE	93,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0234	7/18/2011	WD	U	I	30	100
GRANTOR: CHARLES ERVIN WILDINS						
GRANTEE: WILKINSON INDUSTRIE						
1105/1480	12/01/2006	WD	U	I		120,000
GRANTOR: JACK A & JANICE E AMB						
GRANTEE: CHARLES E & ROXANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S14 E53 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 2.08 Total Land Value: 16,640 Market: 0 Agricultural: 0 Common: 16,640 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF BLOCK D (ALSO B
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P O BOX 2827
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27-3S-16-02329-000

BUILDING CHARACTERISTICS

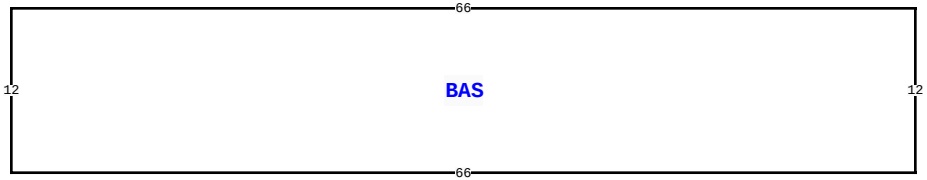
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	12,248
TOTALS	792			792	12,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	64.4300	38.66	30,619	1970	1970	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 792 HX Base Yr



140 NW REFLECTIONS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL LAND VALUE - MARKET	16,640
TOTAL MARKET VALUE	93,777
SOH/AGL Deduction	0
ASSESSED VALUE	93,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,777
TOTAL JUST VALUE	93,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0234	7/18/2011	WD	U	I	30	100
GRANTOR: CHARLES ERVIN WILDINS						
GRANTEE: WILKINSON INDUSTRIE						
1105/1480	12/01/2006	WD	U	I		120,000
GRANTOR: JACK A & JANICE E AMB						
GRANTEE: CHARLES E & ROXANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 2.08 Total Land Value: 16,640 Market: 0 Agricultural: 0 Common: 16,640 PRINTED 11/17/2026 BY SYS

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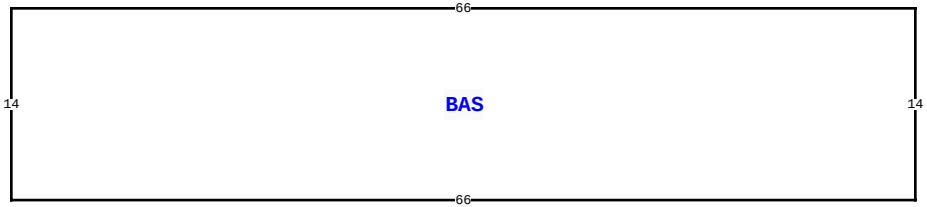
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,643
TOTALS	924			924	18,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	84.0650	50.44	46,607	1980	1980	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



140 NW REFLECTIONS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

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ASSESSED VALUE	93,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,777
TOTAL JUST VALUE	93,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0234	7/18/2011	WD	U	I	30	100
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GRANTEE: WILKINSON INDUSTRIE						
1105/1480	12/01/2006	WD	U	I		120,000
GRANTOR: JACK A & JANICE E AMB						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 2.08 Total Land Value: 16,640 Market: 0 Agricultural: 0 Common: 16,640 PRINTED 11/17/2026 BY SYS