LOTS 8 & 9 SHADY ACRES S/D.

393-567, PB 887-359, 991-1222,12

WILSON JUSTIN/WILSON CRYSTAL
490 SW PRECISION LP
LAKE CITY, FL 32024

2027

27-4S-16-03216-008

BUILDING CHARACTERISTICS

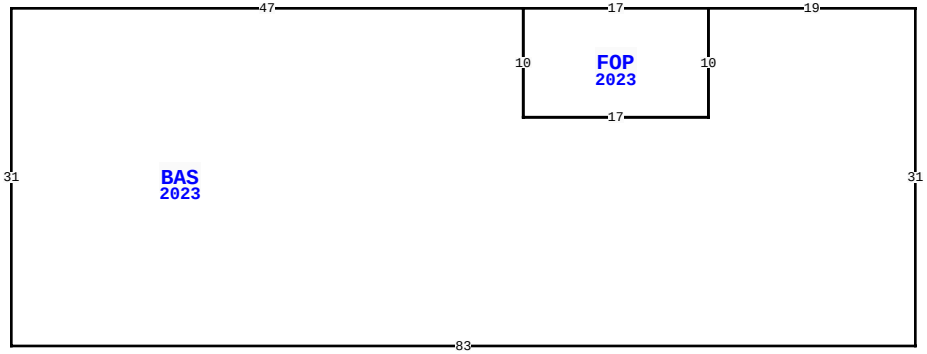
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2023	2,403	267,281
FOP	170	35	2023	60	6,674
TOTALS	2,573			2,463	273,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,463	115.0000	119.60	294,575	2021	2021	0	0	0	7.00	93.00

1 MANUF 4 100% - 2025 Heated Area: 2403 HX Base Yr 2025



490 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,955
TOTAL MARKET OB/XF VALUE		29,900
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		343,855
SOH/AGL Deduction		0
ASSESSED VALUE		343,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,444
TOTAL JUST VALUE		343,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,489

LAND:1:1: 2.44 AC.

BLDG:1:1: NOBILITY MH

XFOB:1:1: NOBILITY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053248	Storage Building	17,702	05/28/2025
000053102	Right-of-Way Acce		05/13/2025
40374	M H	0	08/17/2020
21030	M H	125	08/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1496/557	7/25/2023	WD	Q	I	01	340,000
GRANTOR: ROBERTSON WILLIAM TOD						
GRANTEE: WILSON JUSTIN						
1470/1503	6/28/2022	WD	Q	I	01	300,000
GRANTOR: STEELE JOSH						
GRANTEE: ROBERTSON WILLIAM T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W19 S10 W17 N10 W47 S31 E83 N31 $
FOP=[YR=2023;ORIG=-26,-20] E17 S10 W17 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,900

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		A-1	335.00	316.00	2.00	LT		1.00	1.00	0.80	25,000.00	20,000.00	40,000							

REVIEW DATE 07/15/2025 BY JB Total Acres: 2.43 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS