LOT 23 BLOCK A COUNTRY LANE ESTA

787-964, 819-707, 830-1049, 951-

STROUD RUBY CARRINE
101 NW WISHBONE CT
LAKE CITY, FL 32055

2026

28-2S-16-01771-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

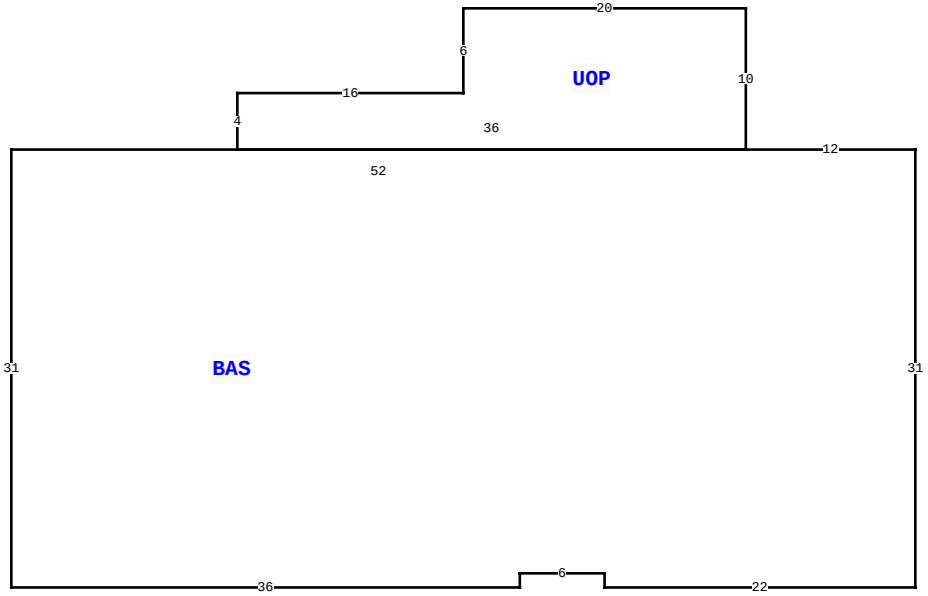
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100		1,978	118,951
UOP	264	25		66	3,969
TOTALS	2,242			2,044	122,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,044	113.9000	109.34	223,491	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1978 HX Base Yr 2008



103 NW WISHBONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,920
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		184,770
SOH/AGL Deduction		102,356
ASSESSED VALUE		82,414
TOTAL EXEMPTION VALUE	98 HX HB	82,414
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049316	Remodel	8,691	02/29/2024
36549	M H	582	04/09/2018
20447	M H	125	02/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/1969	2/19/2025	LE	U	I	14	100
GRANTOR: STROUD RUBY CARRINE						
GRANTEE: STROUD RUBY CARRINE						
1249/0492	2/06/2013	QC	U	I	11	100
GRANTOR: EVERETT W STROUD						
GRANTEE: EVERETT & RUBY C ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N10 W20 S6 W16 S4 E36$ W52 S31 E36 N1 E6 S1 E22 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	45,000.00	51,750.00	51,750							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.93 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 05/08/2026 BY SYS