

LOT 8 PINEHILLS S/D.  
776-635, 792-1652, LE 907-1634,

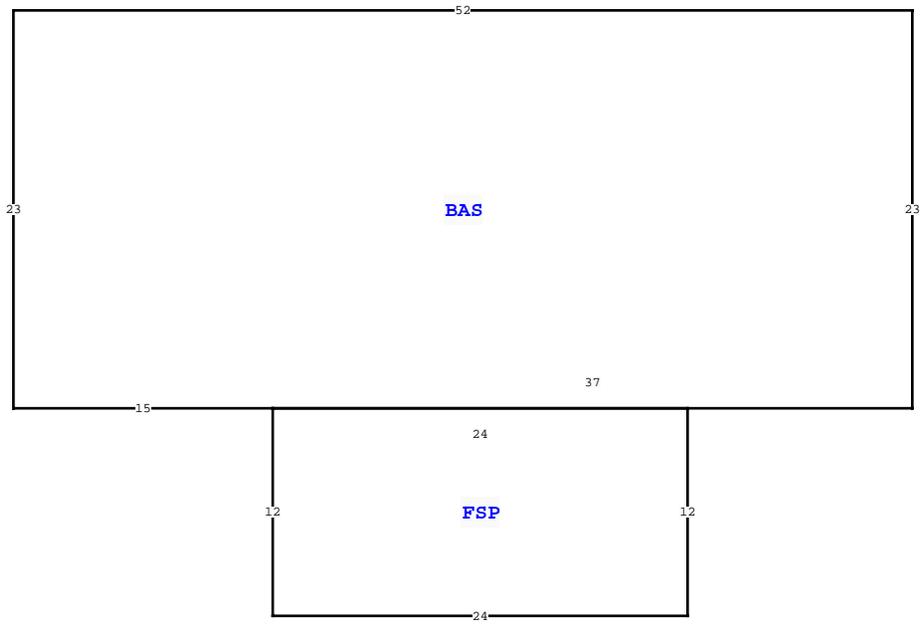
LEE CHARLES L JR/SPAHALSKI DONNA  
215 NW CONCORD CT  
LAKE CITY, FL 32055

**2026**

28-2S-16-01772-008  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	28216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,196	100	
FSP	288	40	
TOTALS	1,484		
		1,311	38,952

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2004								
				Heated Area:	1196			HX Base Yr	2004		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	38,952		
TOTAL MARKET OB/XF VALUE	13,596		
TOTAL LAND VALUE - MARKET	49,500		
TOTAL MARKET VALUE	102,048		
SOH/AGL Deduction	43,111		
ASSESSED VALUE	58,937		
TOTAL EXEMPTION VALUE	HX HB	33,937	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	102,048		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	94,692		
XFOB:5:1: NUWAVE TR'L TR			
PRMT:2:1: 94 28X52 MH			
SALE:2:1: RE-RECORDED			
SALE:1:1: LOT 8 PINE HILLS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8081	M H	125	02/22/1994
7076	M H	60	04/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/2288	5/29/2003	WD	Q	I		55,000
GRANTOR: PAULINE TOMPKINS						
GRANTEE: CHARLES L LEE JR &						
0907/1634	7/31/2000	WD	Q	I	01	100
GRANTOR: H F MORGAN (AS TO LIF						
GRANTEE: PAULINE TOMPKINS A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0297	SHED CONCR	0	100	8	31		1.00	0.00	100	0
2	0294	SHED WOOD/	0	100	12	24		288.00	4.50	100	0
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100	0
4	0040	BARN, POLE	0	100	24	50		1,200.00	2.50	100	0
5	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	1994
6	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	2008
7	0296	SHED METAL	0	100	0	0		1.00	800.00	100	2023

TOTAL OB/XF											
13,596											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/11/2026			MLU					

BUILDING NOTES											
BAS= W52 S23 E15 FSP= S12 E24 N12 W24\$ E37 N23\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.10	45,000.00	49,500.00	49,500							