LOT 13 PINEHILLS S/D.

672-653, DC 901-57, DC 1040-1780

ESMONT JOSEPH C/ESMONT MELISSA D
242 NW CONCORD CT
LAKE CITY, FL 32055

2026

28-2S-16-01772-013

BUILDING CHARACTERISTICS

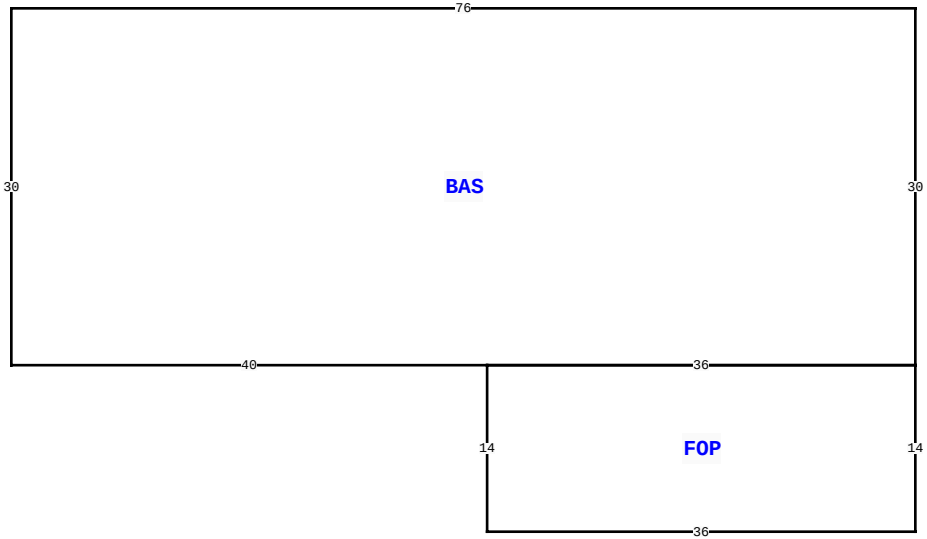
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	19,024
FOP	504	35		176	1,469
TOTALS	2,784			2,456	20,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,456	69.5400	41.72	102,464	1998	1998	0	0	50	60.00	20.00

4 MOBILE HME 100% - 2026 Heated Area: 2280 HX Base Yr 2026



242 NW CONCORD CT, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,493
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		66,893
SOH/AGL Deduction		0
ASSESSED VALUE		66,893
TOTAL EXEMPTION VALUE	HX HB	41,893
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		66,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14527	M H	125	09/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1447	7/03/2019	WD	Q	I	01	167,000
GRANTOR: MCINTOSH THERESA						
GRANTEE: ESMONT JOSEPH C						
1387/1879	6/26/2019	WD	U	I	30	100
GRANTOR: JOHN A MCINTOSH						
GRANTEE: THERESA MCINTOSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E40 FOP= S14 E36 N14 W36$ E36 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0.55	LT		1.00	1.00	1.00	45,000.00	45,000.00	24,750							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.25	LT		1.00	1.00	1.00	45,000.00	45,000.00	11,250							
3	7620	C	CEM/FAMILY P	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.08 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 06/30/2026 BY SYS