PART OF LOT LOT 9 PINEHILLS S/D:
SAID LOT 9, E 203 FT, S 221.20 F
TO W LINE OF SAID LOT 9, N 19 DE

WILLIAMS COREY L
243 NW CONCORD CT
LAKE CITY, FL 32055

2027

28-2S-16-01772-017

BUILDING CHARACTERISTICS

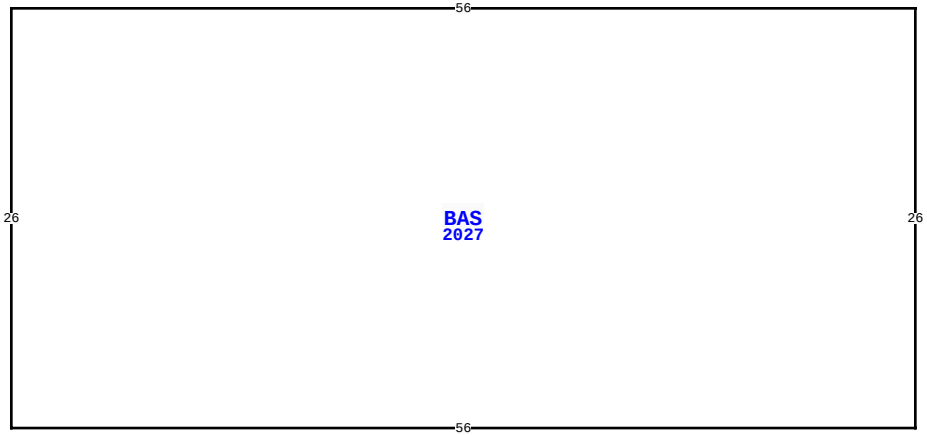
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2027	1,456	155,473
TOTALS	1,456			1,456	155,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,456	113.5000	108.96	158,646	2026	2026	0	0	0	2.00	98.00

2 MANUF 2 100% - 2027 Heated Area: 1456 HX Base Yr



243 NW CONCORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	0	0	3	100	350	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,473
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		176,723
SOH/AGL Deduction		5,481
ASSESSED VALUE		171,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,831
TOTAL JUST VALUE		176,723
NCON VALUE		155,473
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054528	Mobile Home		11/19/2025
000054371	Right-of-Way Acce		10/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2062	1/31/2011	WD	U	I	11	100
GRANTOR: COREY, RONALD W & GWE						
GRANTEE: COREY L WILLIAMS						
0897/0467	2/17/2000	WD	Q	I		69,400
GRANTOR: TIMMONS'						
GRANTEE: COREY & GWENDOLYN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,8] E56 S26 W56 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	0.30	40,000.00	12,000.00	12,000							

REVIEW DATE 01/13/2026 BY justin Total Acres: 1.01 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS