

PART OF 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

2026

28-2S-16-01772-017

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD OR PLY 60
Exterior Wall	03 BELOW AVG. 40
Roof Structure	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 Units	01 CONV 100 0 100
Condition Adj	02 02 100
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
BAS	288 100 288 6,799
BAS	1,620 100 1,620 38,245
FCP	648 25 162 3,824
FOP	234 35 82 1,936
TOTALS	2,790 2,152 50,804

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% - 0		59.02	127,011	1991	1991	0	0	60.00	40.00

Heated Area: 1908 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	50,804		
TOTAL MARKET OB/XF VALUE	9,250		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	72,054		
SOH/AGL Deduction	23,523		
ASSESSED VALUE	48,531		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	23,531		
TOTAL JUST VALUE	72,054		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	108,054		

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						

EXTRA FEATURES																
L N	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	0	0	0.00	100	0	0	3	100	350	
2	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0040	BARN, POLE	0	100	0	0	0	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF												9,250												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

LAND DESCRIPTION												TOTAL OB/XF						9,250						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							