

PART OF LOT 9 BLOCK B RANCHETTES
100 FT OF W1/2 OF SW1/4 OF NW1/4
R/W.

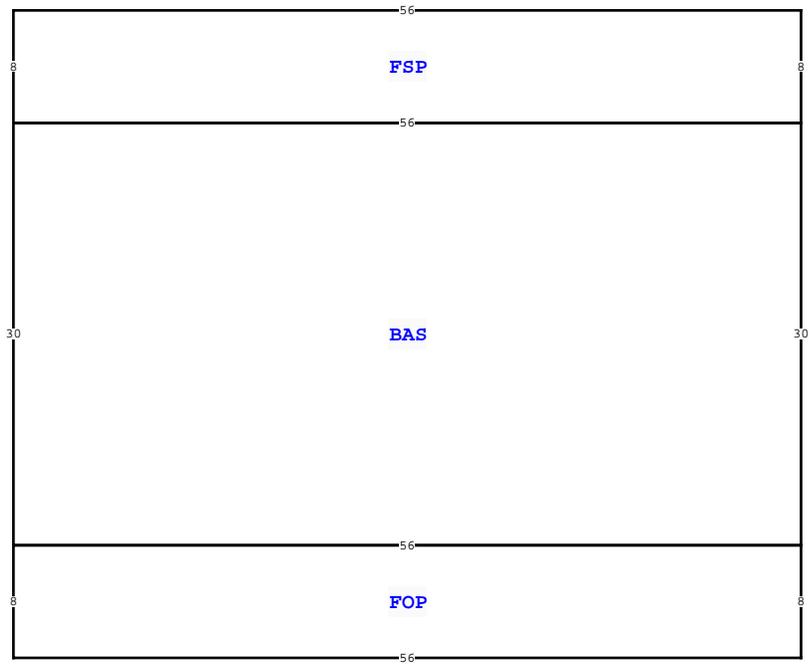
WILSON ROBERT E
1167 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02354-001

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 50				
Interior Floo	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	04 04 100				
Kitchen Adjus	01 01 100				
Quality	07 07				
DOR CODE	0201 MODULAR HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	28316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	181,468
FOP	448	30		134	14,474
FSP	448	40		179	19,335
TOTALS	2,576			1,993	215,277

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0211	01	1,993	136.7300	136.73	272,503	2007	2015	0	0	21.00	79.00
2 MODULAR 2 100% - 2023 Heated Area: 1680 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,277
TOTAL MARKET OB/XF VALUE			18,912
TOTAL LAND VALUE - MARKET			11,123
TOTAL MARKET VALUE			245,312
SOH/AGL Deduction			0
ASSESSED VALUE			245,312
TOTAL EXEMPTION VALUE	HX HB 13		245,312
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			245,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,787
SALE:1:1: .61 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24156	M H	275	02/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2017	6/23/2022	WD	Q	I	01	312,000
GRANTOR: JOBE JERRY						
GRANTEE: WILSON ROBERT E						
1273/1342	4/25/2014	WD	Q	I	01	149,900
GRANTOR: FERRELL DAWN BOX						
GRANTEE: JERRY & DOROTHY JOB						

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	0060	CARPOT F	0 100	24 36	864.00	UT	8.00	8.00	100	2008	2008	3	100	6,912	
2	0260	PAVEMENT-A	0 100	0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,000	
3	0200	GARAGE F	0 100	16 24	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
4	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

TOTAL OB/XF												18,912												
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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	0.62	AC		1.00	1.00	1.38	13,000.00	17,940.00	11,123							

BUILDING NOTES	
BAS=[ORIG=0,0] N30 W56 S30 E56 \$	
FSP=[ORIG=0,-30] N8 W56 S8 E56 \$	
FOP=[ORIG=-56,0] S8 E56 N8 W56 \$	

LAND DESCRIPTION																								
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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	0.62	AC		1.00	1.00	1.38	13,000.00	17,940.00	11,123							