

COMM AT SE COR OF NE1/4 OF NW1/4  
 FT TO W LINE OF E1/2 OF E1/2 OF  
 NW1/4, RUN N 289.75 FT FOR POB,

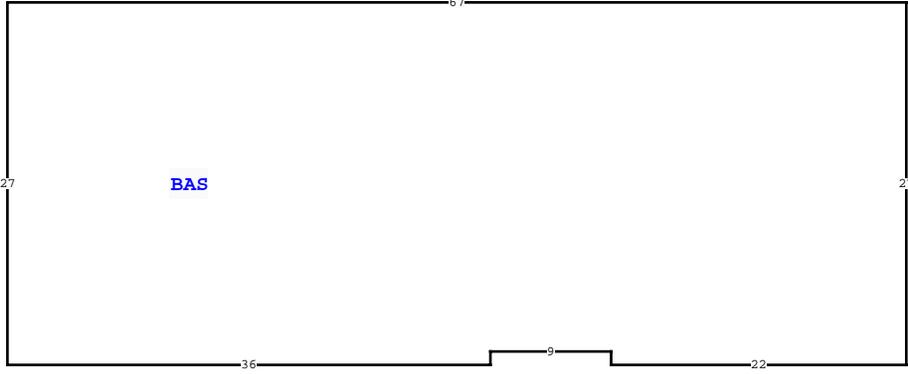
WALKER KEVIN M/WALKER LARYSSA D  
 245 NW PINECONE CT  
 LAKE CITY, FL 32055

**2026**

30-2S-16-01788-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	30216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		108,247

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 1998		196,812	1998	1998		0	45.00	55.00
				Heated Area: 1800			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,247	
TOTAL MARKET OB/XF VALUE		11,050	
TOTAL LAND VALUE - MARKET		18,835	
TOTAL MARKET VALUE		138,132	
SOH/AGL Deduction		77,020	
ASSESSED VALUE		61,112	
TOTAL EXEMPTION VALUE		35,537	
BASE TAXABLE VALUE		25,575	
TOTAL JUST VALUE		138,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,734	
BLDG:1:1: VEGA MH (RP'D-KEVIN M WALKER)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14420	M H	125	08/19/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1958	3/20/2026	WD	U	I	11	100
GRANTOR: WALKER KEVIN M						
GRANTEE: WALKER KEVIN M						
1281/2297	9/22/2014	QC	U	V	11	100
GRANTOR: RUFUS MERLE & DELLA J						
GRANTEE: KEVIN MARK WALKER (						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998
2	0031	BARN, MT AE	0	100	20	27	UT	0.00	0.00	100	1998
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
11,050											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W67 S27 E36 N1 E9 S1 E22N27\$.											

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.23	AC	1.00
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.66	AC	1.00