

LOT 9 PINE NEEDLES ESTATES S/D.
DC 1006-1822, PB 1014-2734, 1073

YORK KEITH
263 NE WINDALL LN
LAKE CITY, FL 32055

2026

20-3S-17-05253-000
VALUATION SUMMARY PAGE 1 of 1

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	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	07
NEIGHBORHOOD/LOC	20317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		157,996

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	1,512	113.5000	112.36	169,888	2021	2021	0	0	7.00	93.00		
1 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,996	
TOTAL MARKET OB/XF VALUE		9,900	
TOTAL LAND VALUE - MARKET		22,390	
TOTAL MARKET VALUE		190,286	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,286	
TOTAL EXEMPTION VALUE		HX HB 13 190,286	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		190,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40689	M H	0	10/09/2020
40491	ELECTRICAL	0	09/03/2020
29798	M H	0	12/06/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1414	9/06/2023	WD	Q	I	01	234,000
GRANTOR: BURNETTE STEVEN						
GRANTEE: YORK KEITH						
1408/0777	3/18/2020	WD	U	I	11	100
GRANTOR: BRUCE W CHAPLIN						
GRANTEE: STEVEN BURNETTE						

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	8	20		1.00	0.00	100	0	0	3	100	100	
2	0081	DECKING WI	0	100	0	0		1.00	0.00	100	2020	2020	3	100	1,200	
3	0011	BARN, BLK A	0	100	20	20		1.00	0.00	100	0	0	3	100	1,000	
4	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	2020	2020	3	100	3,200	
5	0166	CONC, PAVMT	0	100	0	0		1.00	0.00	100	2020	2020	3	100	100	
6	0070	CARPORT UF	0	100	0	0		1.00	2,000.00	100	2021	2020		100	2,000	
7	0261	PRCH, UOP	0	100	0	0		1.00	1,500.00	100	2021	2020		100	1,500	
8	0252	LEAN-TO W/	0	100	0	0		1.00	800.00	100	2021	2020		100	800	

TOTAL OB/XF														9,900
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF										9,900				
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			0.00	0.00	29,969.28	SF		1.00	1.00	1.00	0.50	0.50	14,985							
2	0000	C	VAC RES	100			0.00	0.00	14,810.40	SF		1.00	1.00	1.00	0.50	0.50	7,405							