COLUMBIA COUNTY
Property Appraiser

Parcel 22-3S-16-02264-003

Owners

NICHOLS WILLIAM TROY
161 NW PINELLAS CT
LAKE CITY, FL 32055

Parcel Summary

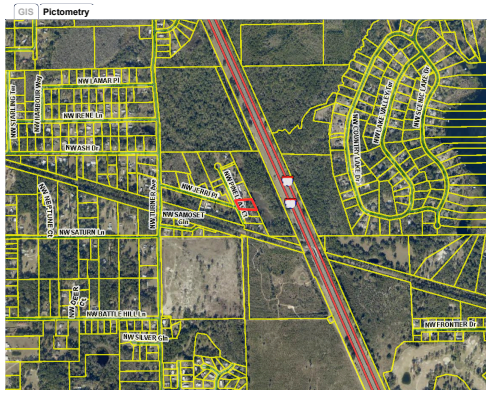
Location	161 NW PINELLAS CT
Use Code	0200: MOBILE HOME
Tax District	2: COUNTY
Acreage	1.000
Township	3S
Range	16
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

(AKA PART OF LOT 2, LEON MCCALL'S SURVEY UNR DESC AS): COMM SW COR OF SEC, RUN E 1755.20 FT, NW 488.74 FT FOR POB, RUN NW 188.11 FT, W 292.62 FT, SE 147.83 FT, E 308.52 FT TO POB, EX 25 FT OFF W SIDE FOR RD R/W.

704-262, QC 887-1885, 911-1330, WD 1158-2208, WD 1262-2624, WD 1271-1814, WD 1397-1111, WD 1427-1885,

GIS | Pictometry



Working Values

	2026
Total Building	$42,056
Total Extra Features	$7,200
Total Market Land	$15,000
Total Ag Land	$0
Total Market	$64,256
Total Assessed	$64,256
Total Exempt	$39,256
Total Taxable	$25,000
SOH Diff	$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	$43,997	$42,110	$39,899	$31,961	$27,861	$8,424
Total Extra Features	$7,200	$7,200	$7,200	$3,450	$200	$200
Total Market Land	$15,000	$15,000	$15,000	$15,000	$15,950	$15,941
Total Ag Land	$0	$0	$0	$0	$0	$0
Total Market	$66,197	$64,310	$62,099	$50,411	$44,011	$24,565
Total Assessed	$65,817	$63,962	$62,099	$48,412	$44,011	$24,565
Total Exempt	$40,817	$38,962	$37,099	$0	$0	$0
Total Taxable	$25,000	$25,000	$25,000	$48,412	$44,011	$24,565
SOH Diff	$380	$348	$0	$1,999	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1427/1885	2020-12-26	Q	01	WARRANTY DEED	Improved	$62,000	Grantor: GRAY PATRICK & CONNIE Grantee: NICHOLES WILLIAM TROY
WD 1397/1111	2019-10-23	Q	01	WARRANTY DEED	Improved	$32,000	Grantor: KEVIN ALLEN DOUGLAS & KIMBERLY ANN DOUGLAS Grantee: PATRICK & CONNIE GRAY (H/W)
WD 1271/1814	2014-03-21	U	30	WARRANTY DEED	Improved	$100	Grantor: KEVIN ALLEN & KIMBERLY ANN DOUGLAS (FKA ROLIN Grantee: KEVIN ALLEN DOUGLAS & KIMBERLY ANN DOUGLAS
WD 1262/2624	2013-10-04	Q	01	WARRANTY DEED	Improved	$28,000	Grantor: PETER & PHYLLIS M SZTURMAY (H & W) Grantee: KEVIN ALLEN DOUGLAS & KIMBERLY ANN ROLIN
WD 1158/2208	2008-09-18	Q	03	WARRANTY DEED	Improved	$17,500	Grantor: C BROWN III Grantee: PETER & PHYLLIS SZTURMAY
WD 0911/1330	2000-09-14	Q		WARRANTY DEED	Improved	$28,500	Grantor: DEIREECE GILLIAM Grantee: C BROWN III
WD 0704/0262	1989-12-08	U		WARRANTY DEED	Vacant	$12,400	Grantor: KUYKENDALL Grantee: GILLIAM
WD 0589/0348	1986-04-01	Q	01	WARRANTY DEED	Improved	$1	
AG 0555/0236	1985-01-01	Q	01	AGREEMENT FOR DEED	Improved	$24,600	

Buildings

Building # 1, Section # 1, 8424, MOBILE HOME

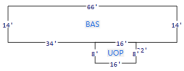
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	$64,702	1988	2010	1,052	0.00%	35.00%	65.00%	$42,056

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924
UOP	128	25%	32



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	$0.00	2008	100%	$200
9945	Well/Sept			1.00	$7,000.00		100%	$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-1	.00	.00	1.00	$15,000.00/AC	1.00	1.00	$15,000

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 26, 2026.

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