COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT N 208.60 FT, E 208
208.60 FT, W 208.60 FT TO POB.

DILLON CONNIE
206 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2026

36-2S-16-01895-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

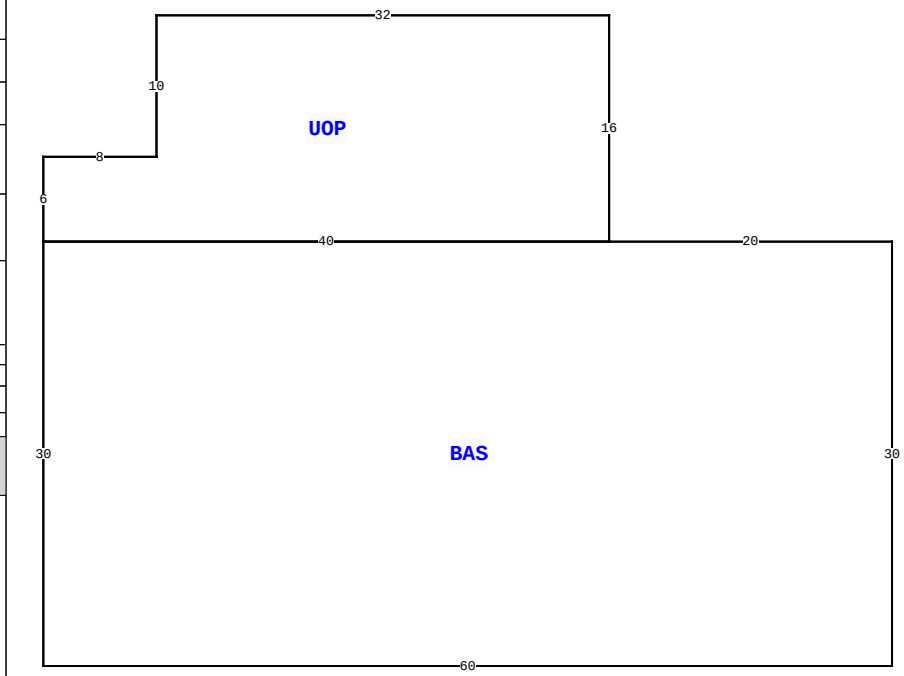
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	115,707
UOP	560	25		140	8,999
TOTALS	2,360			1,940	124,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,940	117.9000	110.83	215,010	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2023 Heated Area: 1800 HX Base Yr 2023



206 NW OUTLAW COUNTRY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,706
TOTAL MARKET OB/XF VALUE		9,950
TOTAL LAND VALUE - MARKET		8,075
TOTAL MARKET VALUE		142,731
SOH/AGL Deduction		0
ASSESSED VALUE		142,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,009
TOTAL JUST VALUE		142,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,181

SALE:2:1: 1 AC
XFOB:1:1: CLAYTON MH
SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054347	Right-of-Way Acce		10/29/2025
000054259	Right-of-Way Acce		10/16/2025
000049163	Roof Replacement	11,040	02/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/322	10/17/2022	WD	Q	I	01	199,000
GRANTOR: KING KRISTI LEIGHAN						
GRANTEE: DILLON CONNIE						
1198/2258	8/02/2010	QC	U	I	11	100
GRANTOR: DUSTIN JAMES SMITH						
GRANTEE: KRISTI LEIGHAN KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N16 W32 S10 W8 S6 E40$ W40 S30 E60 N30 $.

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		00	0.00	0.00	0.85	AC		1.00	1.00	1.00	9,500.00	9,500.00	8,075							

REVIEW DATE 03/01/2024 BY JS Total Acres: 0.85 Total Land Value: 8,075 Market: 0 Agricultural: 0 Common: 8,075 PRINTED 11/05/2025 BY SYS