



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01

NEIGHBORHOOD/LOC	1516.0200	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	55,187
FOP	192	35		67	1,864

TOTALS	2,176			2,051	57,051
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
2	0080	DECKING	0 100	16	24	384.00	UT	5.00	5.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0 100	0	0	1.00	UT	800.00	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,051	115.9000	69.54	142,627	1998	1998		0	0	60.00	40.00
2 MOBILE HME 100% - 0 Heated Area: 1984 HX Base Yr												
31 64 31 32 16 12 16 12 BAS FOP												

1394 SW LITTLE RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,051
TOTAL MARKET OB/XF VALUE		9,160
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		116,211
SOH/AGL Deduction		35,604
ASSESSED VALUE		80,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,885
TOTAL JUST VALUE		116,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,211

SALE:1:1: LOT 15 UNIT 1 RIVERS MANOR
LAND:1:1: 4.01 AC.
BLDG:1:1: BOANZ
XF0B:1:1: BOANZ MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045276	Electrical Servic	0	08/25/2022
13264	M H	125	11/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1248/1108	1/24/2013	QC U	I		30	100

GRANTOR:MICHAEL E BOHLING & V
GRANTEE: MICHAEL E BOHLING
0702/0623 11/17/1989 WD Q V 13,100
GRANTOR: BULLARD-DEAS
GRANTEE: BOHLING

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W64 S31 E32 FOP= S12 E16 N12 W16\$ E32 N31\$.									