



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	123,313
FOP	50	35		18	1,060
FSP	200	40		80	4,711
UOP	130	25		32	1,884
UOP	169	25		42	2,473

TOTALS	2,643			2,266	133,442
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0 100	12	24	288.00	UT	18.00	18.00	70	1999
2	0294	SHED WOOD/	0 100	12	12	144.00	UT	7.50	7.50	70	1999
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,266	113.9000	107.07	242,621	1999	1999	0	0	0 45.00	55.00
2 MANUF 1 100% - 2000 Heated Area: 2094 HX Base Yr 2000											
417 SW ALOE CT, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				133,442			
TOTAL MARKET OB/XF VALUE				12,585			
TOTAL LAND VALUE - MARKET				21,275			
TOTAL MARKET VALUE				167,302			
SOH/AGL Deduction				86,073			
ASSESSED VALUE				81,229			
TOTAL EXEMPTION VALUE				HX HB VX 55,722			
BASE TAXABLE VALUE				25,507			
TOTAL JUST VALUE				167,302			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				167,302			
PRMT:3:1: S. BRIGHTMAN							
SALE:4:1: LOT 13							
SALE:3:1: ASSIGNMENT OF CONTRACT FOR DEED							
LAND:3:1: .50 AC---PART OF LOT IN CREEK							
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
37917		MAINT/ALTR		75		03/28/2019	
15435		M H		125		04/28/1999	
12757		M H		125		07/11/1997	
10568		M H		125		12/14/1995	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U / I / V V	RSN CD	SALE PRICE
0881/2658		5/28/1999		WD	Q	V	16,000
GRANTOR: BULLARD							
GRANTEE: WILSON & BRIGHTMAN							
0878/2429		2/25/1999		QC	Q	V	01 11,000
GRANTOR: T GRIFFIN							
GRANTEE: BULLARD PROPERTIES							
BUILDING NOTES							