

LOT 4 & 5 SUZANNE S/D UNIT 2.
887-012, WD 1015-13, DC 1116-24,

SWANSON NICHOLAS MATTHEW
174 SE RACHEL WAY
LAKE CITY, FL 32025

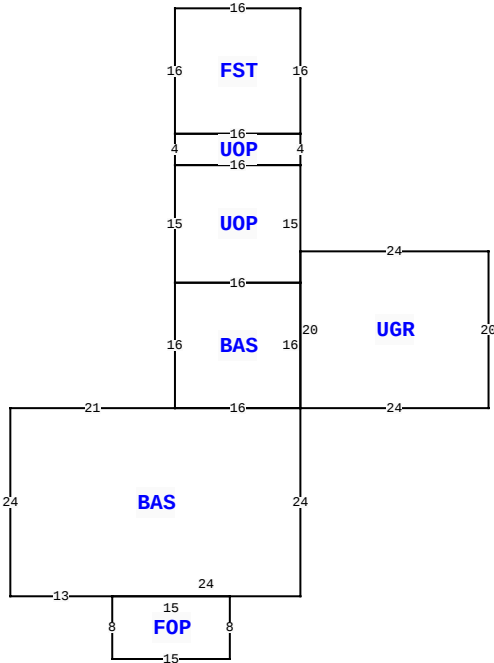
2025

03-4S-17-07570-039

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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		MKT AREA			06
NEIGHBORHOOD/LOC		3417.0200		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	6,875
BAS	888	100		888	23,848
FOP	120	35		42	1,128
FST	256	55		141	3,787
UGR	480	45		216	5,801
UOP	64	25		16	430
UOP	240	25		60	1,611
TOTALS	2,304			1,619	43,480

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,619	111.9000	67.14	108,700	1982	1982	0	0	0 60.00	40.00
1 MOBILE HME - 100% - 2022				Heated Area: 1144				HX Base Yr 2022			
											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				43,480			
TOTAL MARKET OB/XF VALUE				2,000			
TOTAL LAND VALUE - MARKET				33,300			
TOTAL MARKET VALUE				78,780			
SOH/AGL Deduction				27,252			
ASSESSED VALUE				51,528			
TOTAL EXEMPTION VALUE				HX HB 26,528			
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				78,780			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				70,172			
XFOB:1:1: WOOD MH							

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		RSF-1	0.00	0.00	2.00	LT	
TOTAL OB/XF 2,000											
TOTAL ADJ 0.90											
UNIT PRICE 18,500.00											
ADJ UNIT PRICE 16,650.00											
LAND VALUE 33,300											
OTHER ADJUSTMENTS AND NOTES											
YEAR											
DENSITY											
DECL											
FRZ											
YR											
CONSRV											