

2026

03-5S-16-03458-006

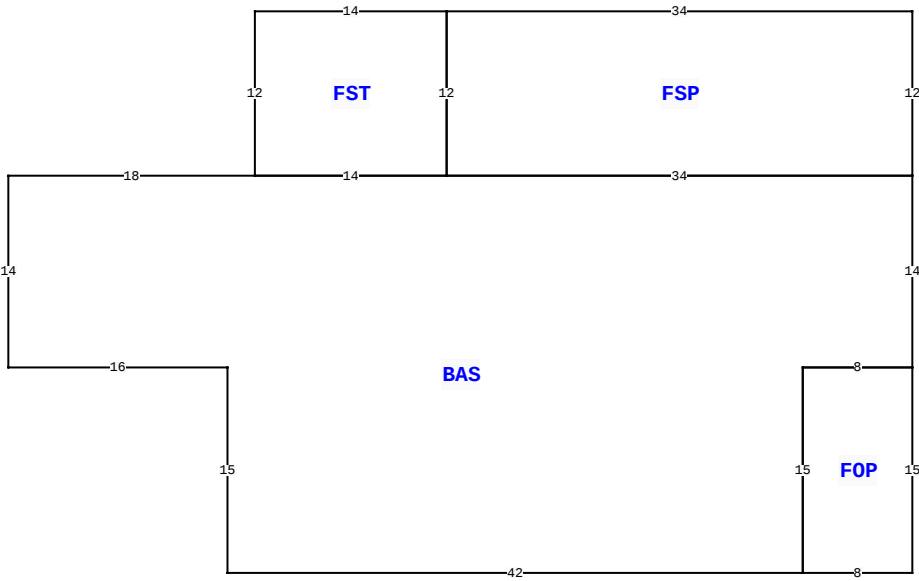
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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		01	
NEIGHBORHOOD/LOC		3516.0500		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	40,242
FOP	120	35		42	1,088
FSP	408	40		163	4,221
FST	168	55		92	2,382
TOTALS		2,250		1,851	47,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00
2	0040	BARN,POLE	0	0	50	21	1,050.00	UT	2.50
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0	0	26	24	624.00	UT	3.00

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	0		RSF/MH	0.00	0.00	2.01

REVIEW DATE	10/02/2019	BY	KR
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,851	107.9000	64.74	119,834	1987	1987	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0												
Heated Area: 1554 HX Base Yr												
												
225 SW PECAN GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
12,047												

TOTAL OB/XF												
12,047												

Market:	0
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				47,934			
TOTAL MARKET OB/XF VALUE				12,047			
TOTAL LAND VALUE - MARKET				24,120			
TOTAL MARKET VALUE				84,101			
SOH/AGL Deduction				10,301			
ASSESSED VALUE				73,800			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				73,800			
TOTAL JUST VALUE				84,101			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				84,101			
XFOB:2:1: PEACHTREE MH							

TOTAL OB/XF												
12,047												