



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	03	BELOW AVG. 100								0800	02	1,536	90.8100	54.49	83,697	1976	1976	0	0	0	60.00	40.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								3 MOBILE HME 100% - 2022										Heated Area: 1536										HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100								24 64 24 64 BAS																													
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		3 100																																					
Bathrooms		2 100																																					
Stories	1.	1. 100																																					
Architectual	01	CONV 100																																					
Units		0 100																																					
Condition Adj	02	02 100																																					
Kitchen Adjus	01	01 100																																					
Quality		05 05																																					
DOR CODE		5000 IMPROVED AG																																					
MAP NUM										MKT AREA		01																											
NEIGHBORHOOD/LOC		7316.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,536	100		1,536	33,479																																		
TOTALS		1,536				1,536		33,479																															
EXTRA FEATURES										103 NW MACKMARY PL, LAKE CITY																													
L N	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	0261	PRCH, UOP	0	100	14	24	336.00	UT	3.50	3.50	100	1993	1993	3	100	1,176																							
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700																							
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800																							
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																							
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																							
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																							
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																							
9	0296	SHED METAL	0	100	0	0	1.00	UT	4,400.00	4,400.00	100	2021	2020		100	4,400																							
10	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800																							
LAND DESCRIPTION										TOTAL OB/XF										19,476																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																						
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																						
3	6200	A	PASTURE 3	0		00	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920																						
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000																						
REVIEW DATE 01/25/2023 BY KS Total Acres: 16.00 Total Land Value: 17,920 Market: 98,000 Agricultural: 3,920 Common: 14,000 PRINTED 11/07/2025 BY SYS																																							

SALES DATA

OFF RECORD Number1454/2540DATE12/16/2021TYPE INSTQC U V I I RSN CD11SALE PRICE100GRANTOR: BRYAN LINDAGRANTEE: BRYAN LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E64 N24\$.

BRYAN LINDA/WILSON MELINDA
103 NW MACKMARY PLACE
LAKE CITY, FL 32055

2026

A standard 1D barcode used for document tracking and identification.

[illegible]