

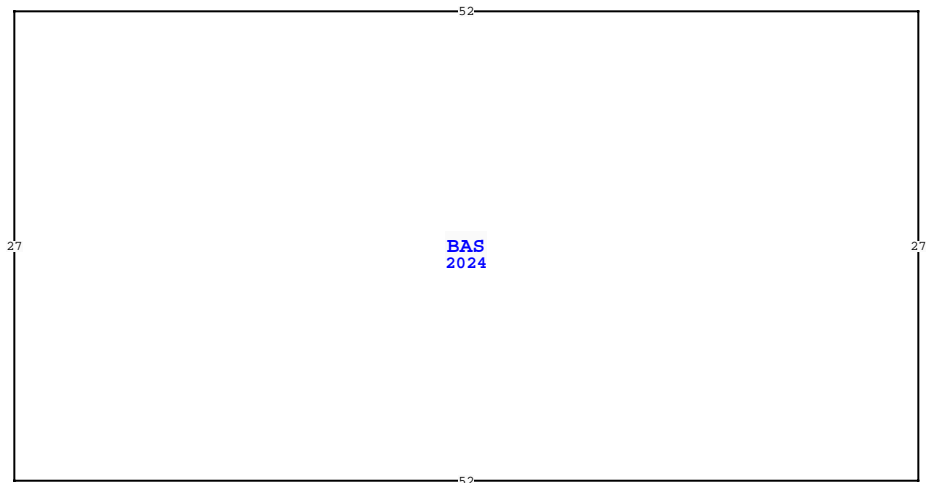
BEG INTERS OF S R/W OF CR-240 &
OF NE1/4 OF SE1/4, S 514.70 FT,
N 571.95 FT TO S R/W OF CR-240,

GOODRICH KYLE
906 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09173-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	9517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2024
TOTALS	1,404		1,404
			145,299

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2022	02	1,404	113.5000	106.69	149,793	2022	2022	0	0	3.00	97.00												
1 MANUF 2 - 100% - 2024 Heated Area: 1404 HX Base Yr 2024																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/20/2024</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/20/2024	MLU
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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			145,299
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			202,299
SOH/AGL Deduction			0
ASSESSED VALUE			202,299
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			151,577
TOTAL JUST VALUE			202,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046462	Mobile Home		02/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/393	11/16/2022	WD	U	V	11	100
GRANTOR: KEEN MARCEL C IRREVOC						
GRANTEE: GOODRICH ROBERT S						
1479/499	11/11/2022	WD	U	V	11	100
GRANTOR: GOODRICH ROBERT S						
GRANTEE: GOODRICH KYLE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=17,14] E52 S27 W52 N27 \$	

EXTRA FEATURES																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON										
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2024										
<table border="1"> <thead> <tr> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td></td> <td>100</td> <td>7,000</td> <td></td> </tr> </tbody> </table>												YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	2023		100	7,000	
YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
2023		100	7,000																		

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							