

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100		0201	02	1,286	113.9000	107.07	137,692	1990	1990	0	0	0	45.00	55.00	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100		1 MANUF 1 100% - 0										Heated Area: 1152					HX Base Yr					STANDARD												
Roof Cover	12	MODULAR MT 100		244824488 BAS FOP															Tax Group: 3					Tax Dist:												
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE					75,731												
Interior Floo	14	CARPET 90																	TOTAL MARKET OB/XF VALUE					18,350												
Interior Floo	08	SHT VINYL 10																	TOTAL LAND VALUE - MARKET					50,000												
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					144,081												
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					84,603												
Bedrooms		2 100																	ASSESSED VALUE					59,478												
Bathrooms		2 100																	TOTAL EXEMPTION VALUE					HX HB 25,000												
Stories	1.	1. 100																	BASE TAXABLE VALUE					34,478												
Architectual	01	CONV 100																	TOTAL JUST VALUE					144,081												
Units		0 100																	NCON VALUE					0												
Condition Adj	03	03 100																	INCOME VALUE																	
Kitchen Adjus	01	01 100																	PREVIOUS YEAR MKT VALUE					144,081												
Quality		05 05																	XFOB:1:1: 1990 SUMM MH																	
DOR CODE		0200 MOBILE HOME																																		
MAP NUM		MKT AREA		01																																
NEIGHBORHOOD/LOC		11516.010 1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,152	100		1,152	67,840																															
FOP	384	35		134	7,891																															
TOTALS		1,536		1,286		75,731																														
EXTRA FEATURES				296 SW QUIET CT, LAKE CITY										BLD DATE		LGL DATE		04/07/2025 MLU																		
														XF DATE		LAND DATE																				
														INC DATE		AG DATE																				
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	0010	BARN, BLK		0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000																			
2	0190	FPLC PF		0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200																			
3	9945	Well/Sept		0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																		
4	0294	SHED WOOD/		0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																			
5	0252	LEAN-TO W/		0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																			