



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	

MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	11,954
FEP	576	85		490	8,563

TOTALS	1,260			1,174	20,517
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00

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	100		A-1	0.00	0.00	3.84

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,174	72.8100	43.69	51,292	1980	1980	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 684 HX Base Yr 2025												
57 12 12 55 48 12 12 48 BAS FEP												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU												

788 NE COLVIN AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		20,517
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		22,848
TOTAL MARKET VALUE		51,365
SOH/AGL Deduction		0
ASSESSED VALUE		51,365
TOTAL EXEMPTION VALUE	HX HB	26,365
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		51,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15117	M H	125	02/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/175	5/07/2024	WD	U	I	11	100
GRANTOR: GARCIA CARLON L						
GRANTEE: HARVEY JOHN						
0856/2309	4/08/1998	WD	Q	V		12,000
GRANTOR: VAGOVIC						
GRANTEE: GARCIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W57 S12 E2 FEP= S12 E48 N12 W48\$ E55 N12\$.									