



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	26,847
TOTALS	1,440			1,440	26,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	10	10	100.00	UT	3.50	3.50	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	150.00	150.00	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
5	0261	PRCH, UOP	0	0	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	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	LT	
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,440	77.6790	46.61	67,118	1982	1982	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2024 Heated Area: 1440 HX Base Yr													
24 60 60 24 BAS													
449 NE REBECCA TER, LAKE CITY													
BLD DATE: 04/21/2023 MLU													
XF DATE:													
INC DATE:													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		26,847	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		53,647	
SOH/AGL Deduction		0	
ASSESSED VALUE		53,647	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		53,647	
TOTAL JUST VALUE		53,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
999/2764	11/14/2003	WD	U	I	11	100	
GRANTOR: SPRAGUE ROBERT							
GRANTEE: SPRAGUE ROBERT E							
0592/0495	7/01/1978	03	Q	V		2,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S24 E60 N24\$.											