LOT 6 BRANDEN ESTATES S/D.

828-71, WD 1063-1631, CT 1212-23

AMERIS BANK
1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047

2026

22-3S-16-02244-106

BUILDING CHARACTERISTICS

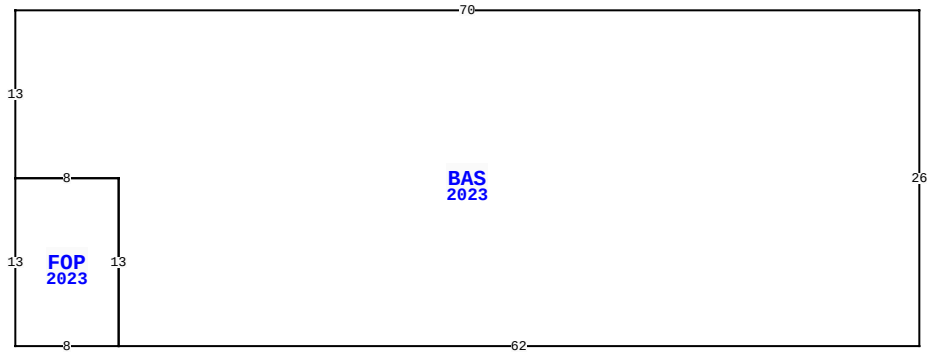
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2023	1,716	179,313
FOP	104	35	2023	36	3,762
TOTALS	1,820			1,752	183,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,752	113.5000	112.36	196,855	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2023 Heated Area: 1716 HX Base Yr 2023



160 NW WHITNEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,075
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		208,575
SOH/AGL Deduction		6,291
ASSESSED VALUE		202,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,562
TOTAL JUST VALUE		208,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041765	Mobile Home		12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2162	2/20/2025	CT	U	I	18	115,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERIS BANK						
1476/1365	9/27/2022	WD	Q	I	01	195,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: POWERS JOSEPH GENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W70 S13 E8 S13 E62 N26 $
FOP=[YR=2023;ORIG=10,33] E8 S13 W8 N13 $
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EXTRA FEATURES

LN	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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/08/2025 BY TP Total Acres: 0.87 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS