



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	03	CENTRAL 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	22416.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	93,479
TOTALS	1,560			1,560	93,479

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0 100	12	24	288.00	UT	7.50	7.50	60	2007
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0120	CLFENCE	4 0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025

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	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,560	115.9000	108.95	169,962	2006	2005	0	0	45.00	55.00
1 MANUF 1 100% - 2006 Heated Area: 1560 HX Base Yr 2006											
473 SW BUCHANAN DR, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
11,796											

TOTAL OB/XF											
11,796											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				93,479			
TOTAL MARKET OB/XF VALUE				11,796			
TOTAL LAND VALUE - MARKET				22,500			
TOTAL MARKET VALUE				127,775			
SOH/AGL Deduction				53,167			
ASSESSED VALUE				74,608			
TOTAL EXEMPTION VALUE				HX HB		49,608	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				127,775			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				127,775			