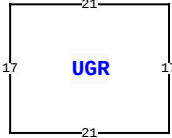
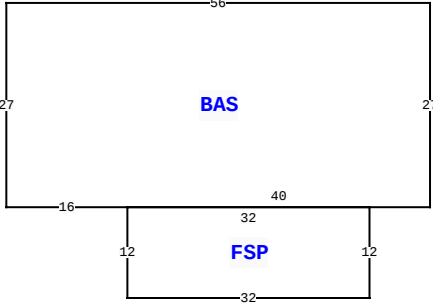


WALLACE BEVERLY
429 SW COZY GLN
LAKE CITY, FL 32024

26-3S-15-00229-014

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		31	VINYL SID 100		0800	02	1,827	117.9000	70.74	129,242	2004	2004	0	0	57.00	43.00	VALUATION BY		STANDARD																											
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME 100% - 2017												Heated Area: 1512												HX Base Yr 2017																	
Roof Cover		14	PREFIN 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 Units		01	CONV 100																																											
Condition Adj		03	03 100																																											
Kitchen Adjus		01	01 100																																											
Quality		05	05																																											
DOR CODE		0200 MOBILE HOME																																												
MAP NUM		MKT AREA		01																																										
NEIGHBORHOOD/LOC		26315.00		1.00/																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,512	100		1,512	45,992																																									
FSP	384	40		154	4,684																																									
UGR	357	45		161	4,897																																									
TOTALS		2,253			1,827	55,574	429 SW COZY GLN, LAKE CITY												BLD DATE		LGL DATE		04/07/2025		MLU																					
EXTRA FEATURES						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	SALES DATA <table><tr><td>OFF RECORD Number</td><td>DATE</td><td>TYPE INST</td><td>Q U</td><td>V I</td><td>RSN CD</td><td>SALE PRICE</td></tr><tr><td>1361/2451</td><td>12/28/2017</td><td>WD U</td><td>I</td><td>I</td><td>11</td><td>100</td></tr></table> GRANTOR: WILLIAM S & CHRISTINE GRANTEE: KERMIT & BEVERLY WA <table><tr><td>1311/1581</td><td>3/17/2016</td><td>WD Q</td><td>I</td><td>I</td><td>01</td><td>60,000</td></tr></table> GRANTOR: EVELYN BEARDSLEY GRANTEE: KERMIT WALLACE & BE BUILDING NOTES BUILDING DIMENSIONS BAS=[ORIG=0,0] W56 S27 E16 E40 N27 \$ FSP=[ORIG=-40,27] S12 E32 N12 W32 \$ UGR=[ORIG=0,-30] N17 W21 S17 E21 \$.										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1361/2451	12/28/2017	WD U	I	I	11	100	1311/1581	3/17/2016	WD Q	I	I	01	60,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																								
1361/2451	12/28/2017	WD U	I	I	11	100																																								
1311/1581	3/17/2016	WD Q	I	I	01	60,000																																								
1	0294	SHED WOOD/	0 100	8 12	96.00	UT	9.00	9.00	100	2005	2005	3	100	864																																
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2005	2005	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	0070	CARPORT UF	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																																
5	0296	SHED METAL	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500																																
LAND DESCRIPTION																TOTAL OB/XF 14,564																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,950																													
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.19	AC		1.00	1.00	1.00	15,000.00	15,000.00	2,850																													
REVIEW DATE		02/23/2023		BY	KS	Total Acres: 2.12		Total Land Value: 31,800		Market: 0		Agricultural: 0		Common: 31,800		PRINTED 11/18/2025 BY SYS																														