



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

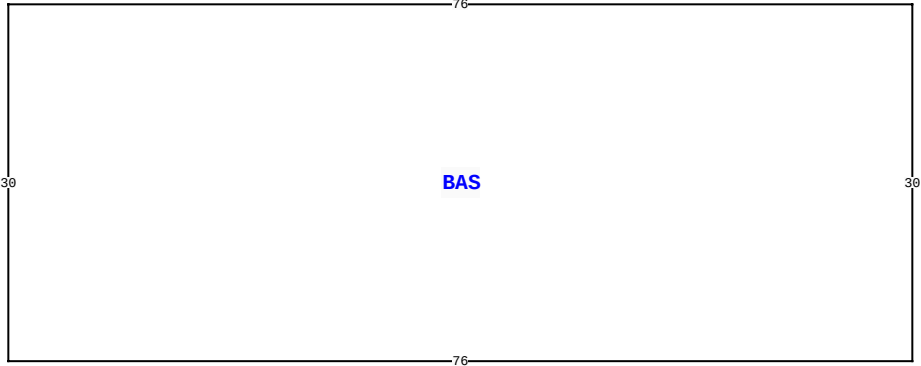
Quality	05	05
DOR CODE	0201MODULAR HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	120,911
TOTALS	2,280			2,280	120,911

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	3	34	102.00	UT	3.00
2	0296	SHED METAL	0	0	25	22	550.00	UT	12.00
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
5	0080	DECKING	0	0	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0201	C	MOD HOME	0		00	0.00	0.00	5.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0210	01	2,280	104.8000	96.42	219,838	2007	2007	0	0	0	45.00	55.00	
2 MODULAR 1 0% - 2021 Heated Area: 2280 HX Base Yr													



440 NW WEIGHTTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025
INC DATE		AG DATE	MLU

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
1	0166	CONC, PAVMT	0	0	3	34	102.00	UT	3.00	3.00	100	2007	2007	3	100	306	
2	0296	SHED METAL	0	0	25	22	550.00	UT	12.00	12.00	100	2007	2007	3	100	6,600	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF										9,406							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0201	C	MOD HOME	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										120,911				
TOTAL MARKET OB/XF VALUE										9,406				
TOTAL LAND VALUE - MARKET										35,000				
TOTAL MARKET VALUE										165,317				
SOH/AGL Deduction										0				
ASSESSED VALUE										165,317				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										165,317				
TOTAL JUST VALUE										165,317				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										171,912				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25741	SFR	325	04/24/2007
6751	M H	60	01/14/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1080/0520	4/10/2006	WD	Q	I		50,000	
GRANTOR: SANDRA KEEN							
GRANTEE: STEVEN & ELAINE DUD							
1078/0703	3/17/2006	WD	Q	I		25,000	
GRANTOR: CAROL JONES							
GRANTEE: SANDRA KEEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S30 E76 N30\$.									